

MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
JANUARY 11, 2018 at 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM
(Recording Available)

1. Introduction and Oath of New Members:
 - Rob Donaldson
 - David J. Maniet

2. Election of Chairperson

A motion was made by Mr. Waddell, seconded by Mr. Maniet to **ELECT** David Robar as 2018 Chair.

3. Election of Vice Chairperson

A motion was made by Mr. Waddell, seconded by Mr. Robar to **ELECT** Amy Haney as 2018 Vice Chair

4. Roll Call

Board Members

Robert Donaldson
Amy Haney, Vice Chairman
David Maniet
David Robar, Chairman
John Waddell

Others

Alex Harnocz, Planner, Board Secretary
Michael Molinski, Building Commissioner, City Architect

5. Approve the minutes of the ~~December 7~~ December 14, 2017 meeting

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the minutes of the ~~December 7~~ December 14, 2017 meeting. All of the members voting yea, the motion passed.

6. Opening Remarks

Mr. Harnocz read the Opening Remarks.

Items 16 and 19 were Summary Approved at the pre-review meeting on January 4, 2018.

SUMMARY APPROVED

SIGN REVIEW

10. **Docket No. 12-104-17**

15622 Madison Avenue
City of Fades Barber Shop

- () Approve
- () Deny
- () Defer

Aldo Dure
BNext Awning & Graphics Inc.
5109 Clark Avenue
Cleveland, Ohio 44102

Applicant proposes the manufacture and installation of non-illuminated gemini letters to the sign band; the item was deferred from the December meeting. (Page 44)

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request. All of the members voting yea, the motion passed.

17. **Docket No. 01-06-18**

**13733 Madison Avenue
Ruby's Beauty Bar**

- () Approve
- () Deny
- () Defer

Eyad Ali
Neon City Signs
11500 Madison Avenue
Cleveland, Ohio 44102

Applicant proposes the replacement of an existing sign for a new business. (Page 114)

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request. All of the members voting yea, the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

7. **Docket No. 12-96-17**

R 862 Beach Road

- () Approve
- () Deny
- () Defer

Jeff Leonard
JT Leonard Contractors dba JTL Construction
5201 Grant Avenue
Cuyahoga Heights, Ohio 44125

Applicant proposes the demolition of an existing boathouse and the construction of a summer house. This item was deferred from the December meeting. (Page 4)

Jeff Leonard, JT Leonard Contractors dba JTL Construction, applicant was present to explain the changes to request.

Public comment was taken. City administration appreciated the revisions and supported the request.

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

8. **Docket No. 12-99-17**

**C 18001 Detroit Avenue
St. Peter's Episcopal Church**

- () Approve
- () Deny
- () Defer

Chris Auvil
Marous Brothers Construction
1702 Joseph Lloyd Parkway
Willoughby, Ohio 44094

Applicant proposes the addition to an existing church; the item was deferred from the December meeting. (Page 19)

Chris Auvil, Marous Brothers Construction, applicant was present to explain the changes to request.

There was discussion about materials, the side elevation, and office section. The Board members said it would be a beautiful addition to the City.

Public comment was closed. City administration supported the request.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

9. **Docket No. 12-100-17**

C 11906 Madison Avenue

Craig M. Dixon
Dixon Architects
29354 Hummingbird Circle
Westlake, Ohio 44145

- ☐ Approve
☐ Deny
☐ Defer

Mr. Harnocz announced the applicant requested a deferral.

The Board members had no further comments.

Public comment was closed. City administration read the regulation into record and supported the request.

A motion was made by Mr. Robar, seconded by Ms. Haney to **DEFER** the request until the February 8, 2018 meeting. All of the members voting yea, the motion passed.

BOARD OF BUILDING STANDARDS

11. Docket No. 01-01-18 R 1592 Marlowe Avenue

- () Approve Margaret Wilburn
() Deny 1592 Marlowe Avenue
() Defer Lakewood, Ohio 44107

Applicant proposes approval of variance to place an electrical outlet near the window and sink in the kitchen addition, pursuant to Article XIV, Section 2 of the Building Code Chapter 1327; the property is located in an R1H, Single Family, High Density district. (Page 48)

Margaret Wilburn, applicant was present to explain the request.

Mr. Molinski explained the Building Code regulation and the scope of the request.

The Board members understood the request and had no further comments.

Public comment was closed. City administration found the request reasonable. .

A motion was made by Mr. Robar, seconded by Mr. Maniet to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

12. Docket No. 01-02-18 R 15100 Edgewater Drive

- () Approve Frank Scalish
() Deny Scalish Construction
() Defer 13316 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes approval of an addition to an existing home. (Page60)

Brandon Young of Dimit Architects and Frank Scalish, applicant and homeowner, were present to explain changes to the request subsequent to the pre-review meeting.

The Board members liked the revisions; discussion continued about roofing materials, lighting, the proposed fence (needed approval from the Board of Zoning Appeals), and placement of the mailbox. City administration approved of the house renovations but not the fence. Regarding the installation of solar panels, city administration stated it was not an issue that came before the Board usually; decisions were made administratively as a rule.

Public comment was closed. There were no further comments from city administration except the recommendation to table the fence issue until after the BZA hearing.

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE the request for the house as presented with the following exception:**

- **Not to include the fence proposal at this time as a decision is pending from BZA.**
- All of the members voting yea, the motion passed.

13.	Docket No. 01-03-18	C	1382 Arthur Avenue Lakewood Seventh Day Adventist Church
	<input type="radio"/> Approve <input type="radio"/> Deny <input type="radio"/> Defer		Adam Rosekelly Architecture Office 5401 Hamilton Avenue Cleveland, Ohio 44114

Applicant proposes a second story addition to an existing one story building which is attached to an existing church; minor site improvements will be a dumpster enclosure and small amount of landscaping at new entrance. (Page 65)

Adam Rosekelly, Architecture Office, applicant was present to explain the request.

Among the items discussed by the Board members were the materials and colors, brick work pattern, dumpster enclosure, existing brick finish, materials used for rear of building (facing residential side) and location of the fence. City administration did not like the use of corrugated metal for the west side of the building – the side of the building looked industrial; the Board members concurred.

Public comment was taken. Residential neighbors expressed many concerns including: the massing of the building, materials used on the residential-facing elevations, noise from rooftop units, maintenance of existing and proposed building, windows overlooking residential yards, and programming in the proposed addition.

Salathiel Carter, church member addressed the concerns of the public:

- An architecture firm and structural engineer were hired to ensure feasibility of the project.
- The project was funded fully.
- Plans were in place to ensure maintenance of the property.
- A survey was conducted last year.
- Plans were in the works to remedy the water drainage issue.
- Church membership was growing.
- The intended use of the renovated gym/community center was to open it to all residents, public use, children religious studies, retreats, community service center, etc.
- He promised to keep the neighbors informed.
- The interior work would ensue February 2018. Work on the exterior was anticipated originally to begin in the spring of 2018 although now it looked as if the start date would be delayed.

Other issues addressed were:

- The corrugated metal finish was matte, low level sheen.

- Sound levels of the mechanical units; city administration were concerned about the close proximity of them to the residential area.
- Plans for the second floor window would be amended for privacy of the neighboring residents.

Mr. Molinski stated that after consultation with multiple departments in respect to height, setback, etc., the addition was allowed by the City's zoning ordinance. The Board's objective is to determine the appropriate design for this addition, not to determine whether it is a permitted use.

Ms. Haney requested a shade study of the west side of the building, and its effect on the residential area.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **DEFER** the request until the February 8, 2018 meeting. All of the members voting yea, the motion passed.

Items 14 and 15 were called together – same address and business.

14.	Docket No. 01-04-18-A	C	1430 West 117th Street McDonald's
	<input type="radio"/> Approve <input type="radio"/> Deny <input type="radio"/> Defer		James "JP" Ptacek, Project Manager Larsen Architects 12506 Edgewater Drive, Suite 10 Lakewood, Ohio 44107

Applicant proposes exterior renovations, along with ADA update requirements and drive-up window. (Page 92)

James "JP" Ptacek, Project Manager, Larsen Architects, applicant was present to explain the requests.

The Board members asked about the differing canopies, structural supports, single versus dual raceway and its color. The Board liked the renovation. City administration spoke to the towers, perhaps making all of them from corrugated metal. The Board addressed the height/horizontals of the parapets. City administration noted that this is the first time we have had faux-brick made of EIFS proposed for a commercial project. Administration felt that this location, on the parapet of a commercial building was an appropriate place to use this material for the first time.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

SIGN REVIEW

15.	Docket No. 01-04-18-S	C	1430 West 117th Street McDonald's
	<input type="radio"/> Approve <input type="radio"/> Deny <input type="radio"/> Defer		James "JP" Ptacek, Project Manager Larsen Architects 12506 Edgewater Drive, Suite 10 Lakewood, Ohio 44107

Applicant proposes signage renovations for an existing restaurant. (Page 92)

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request **with the following condition:**

- **The raceway is silver. Dual raceway, if possible.**

All of the members voting yea, the motion passed.

16.	Docket No. 01-05-18	C	14100 Detroit Avenue Giant Eagle
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- ☐ Approve
☐ Deny
☐ Defer

Vince DiIunno
Blink Signs
1925 St. Clair Avenue
Cleveland, Ohio 44114

Applicant proposes signage for curbside pick-up at an existing store. (Page 104)

Vince DiIunno, Blink Signs, applicant was present to explain the request.

Administration suggested that "Sign 3" the directional sign was not made of permanent materials and should not be part of the sign review. Applicant agreed to apply for a temporary sign permit for "Sign 3." The Board agreed to review the request for wall signage ("Sign 5")

The Board members and city administration asked how the wall sign letters were mounted. There were no further comments from the Board members or city administration.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

18. Docket No. 01-07-18

15105 Detroit Avenue
Prime + Process

- ☐ Approve
☐ Deny
☐ Defer

Julianne Feighan
Prime + Process Hair Lounge LLC
15105 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes new wall sign and address numbers for business. (Page 117)

Julianne Feighan, Prime + Process, applicant was present to explain the request.

The Board members said the word "hair lounge" on the building looked too thin. The windows graphics needed to be in line with each other.

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request **with the following condition:**

- The letters are of material one inch (1") thick.

All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Robar, seconded by Mr. Waddell to **ADJOURN** the meeting at 8:09 p.m. All of the members voting yea, the meeting adjourned.


Signature


Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

1. Jeff Leonard
2. KATHLEEN WEISS
3. Ted Sollen
4. CHRIS AVAL
5. Margaret Wilborn
6. FRANK SCARSH
7. Brandon Young
8. Steve Sablyar
9. Michelle Sablyar
10. Allison Carr
11. Alex Carr

SIGN NAME:

[Signature]

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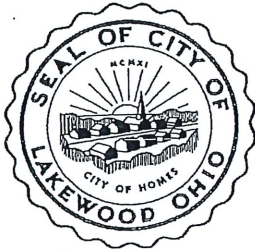
[Signature]

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, January 11, 2018



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. C
2. Salathiel Carter
3. Jim "JP" Proctor
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

Candice Shoen

Salathiel Carter

Jim Proctor

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, January 11, 2013

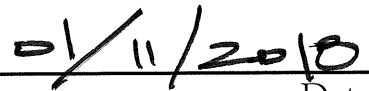
OATH OF OFFICE

I, Robert Donaldson, being first duly sworn according to law, upon my oath depose and say:

That I will support the Constitution of the United States and the State of Ohio, and the Charter and Ordinances of the City of Lakewood and will faithfully discharge the duties of the Board of Building Standards/Architectural Board of Review/ Sign Review Board of the City of Lakewood, Ohio so help me God.



Signature

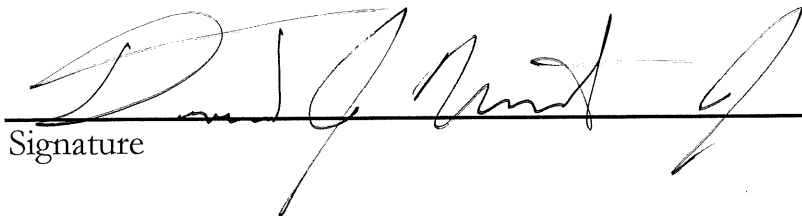


Date

OATH OF OFFICE

I, David J. Maniet, being first duly sworn according to law, upon my oath depose and say:

That I will support the Constitution of the United States and the State of Ohio, and the Charter and Ordinances of the City of Lakewood and will faithfully discharge the duties of the Board of Building Standards/Architectural Board of Review/ Sign Review Board of the City of Lakewood, Ohio so help me God.

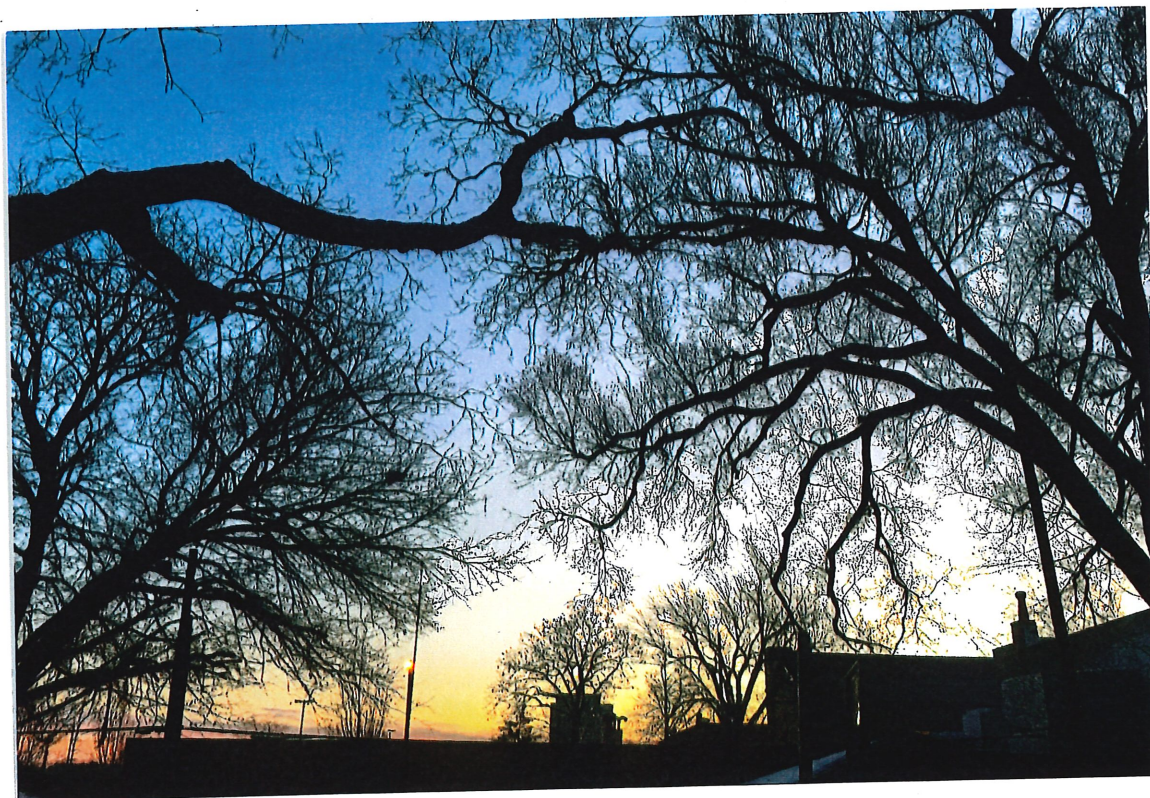
A handwritten signature in dark ink, appearing to read "David J. Maniet", is written over a horizontal line. The signature is fluid and cursive.

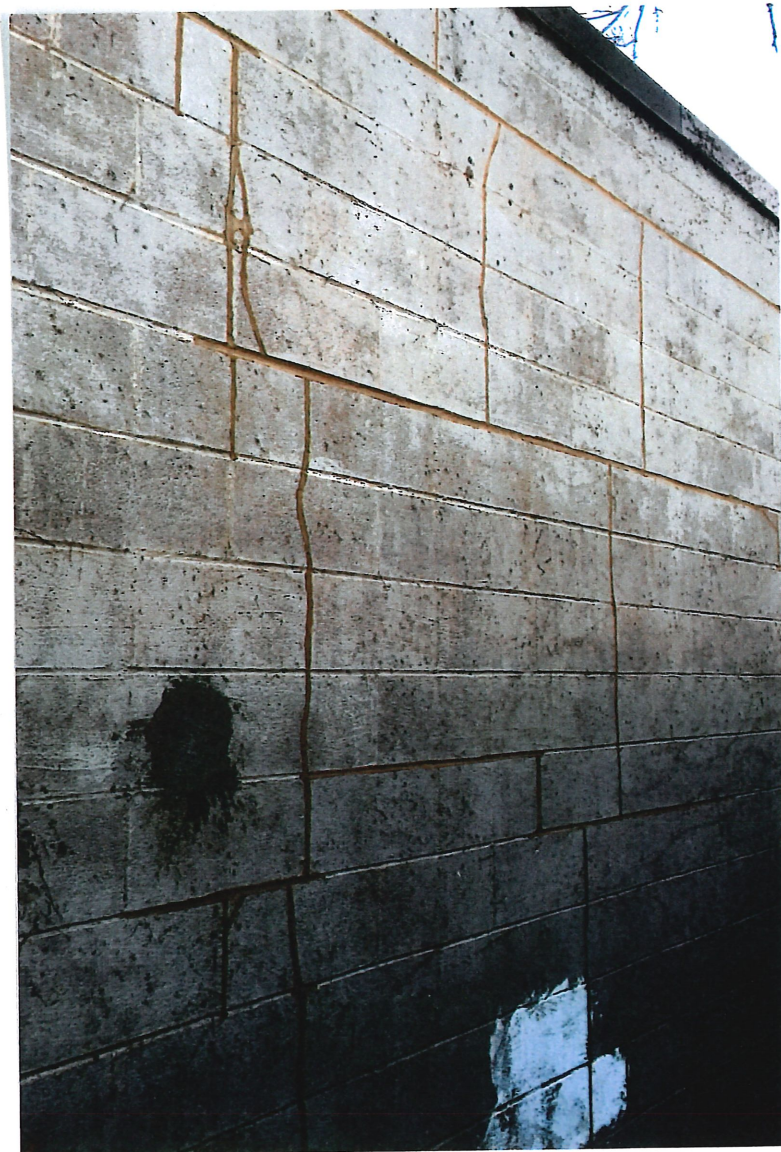
Signature

1-11-2018

Date













ABR Presentation:
January, 11 2018

1382 Arthur Avenue

Lakewood Seventh-Day Adventist Church

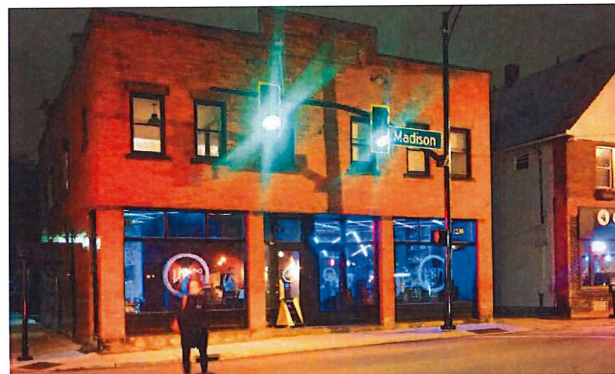


AO
architecture office
www.thearchoffice.com



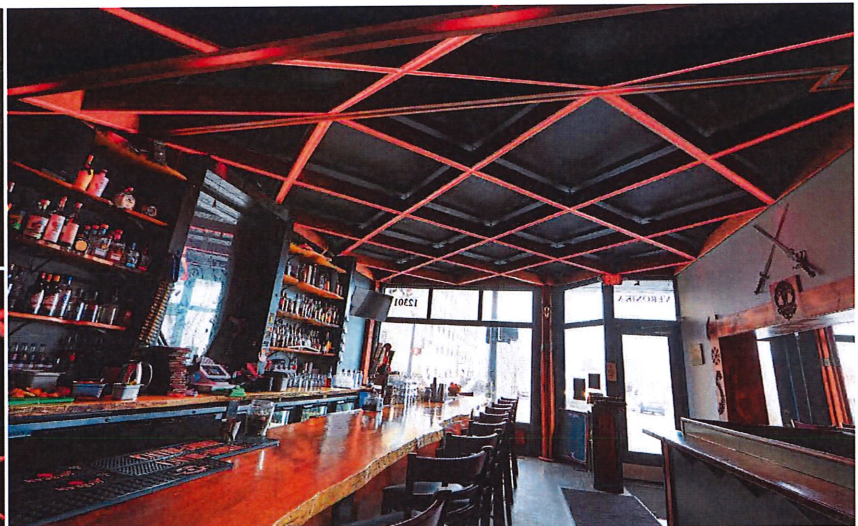
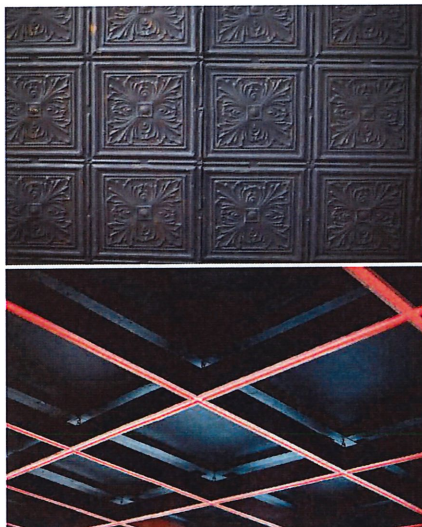
Scalish Construction Offices
13316 Madison Ave.
Historic Exterior Renovation with modern interiors
3 AO thearchoffice.com 234.222.8607

Local Projects



LBM Bar
12301 Madison Ave.
First historic tax credit project in Lakewood
4 AO thearchoffice.com 234.222.8607

Local Projects





The Veronika

12301 Madison Ave.
First Historic Tax Credit Project in Lakewood
7 AO thearchoffice.com 234.222.8607

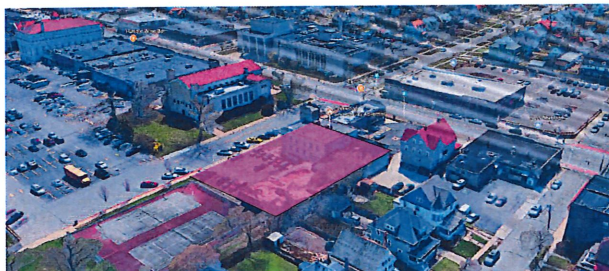
Local Projects



Looking South West



Looking North East



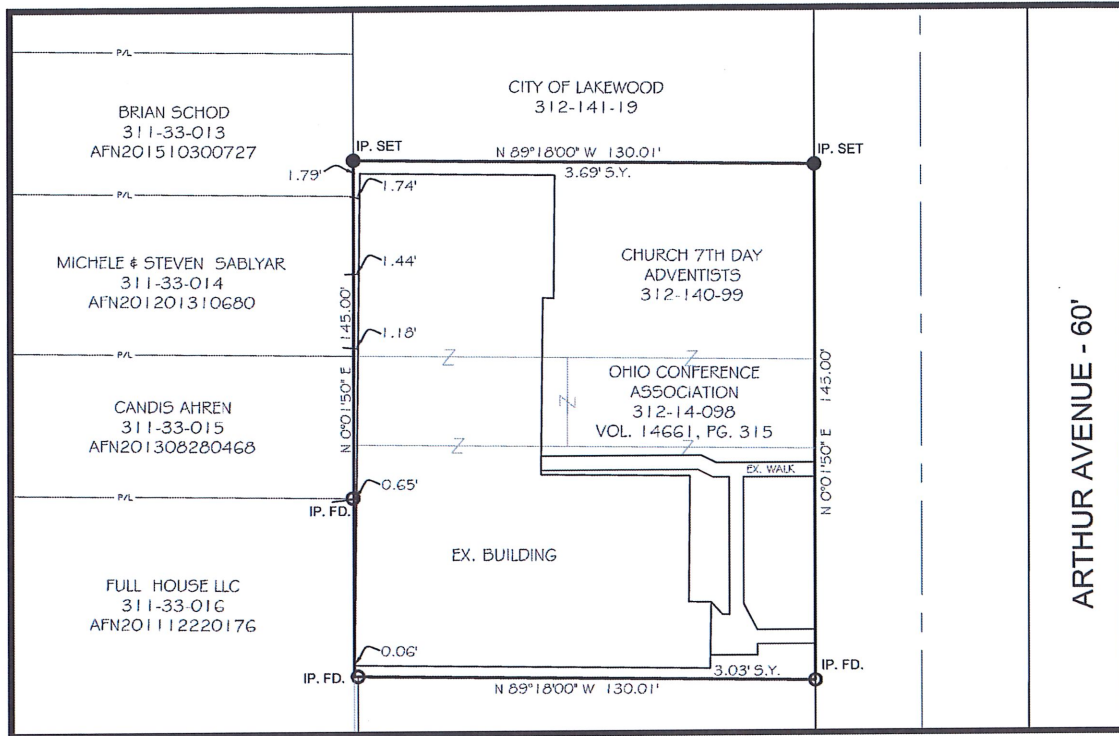
Looking South East



Looking North West



Site location



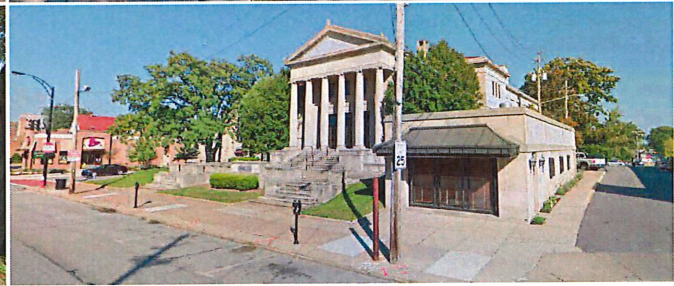
Survey



On Detroit Looking East



On Detroit Looking West





From Arthur Ave. looking West



From Arthur Ave. looking South



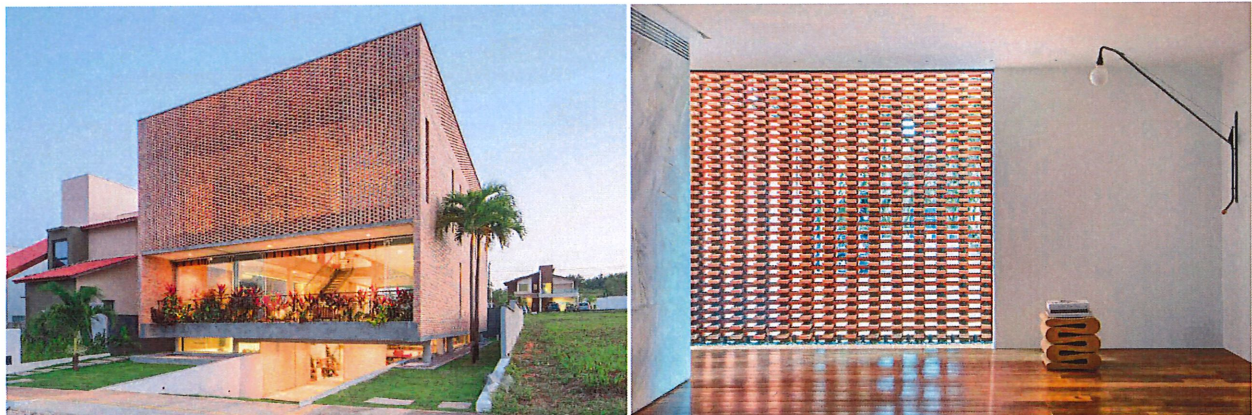
From Lakeland Ave. looking East



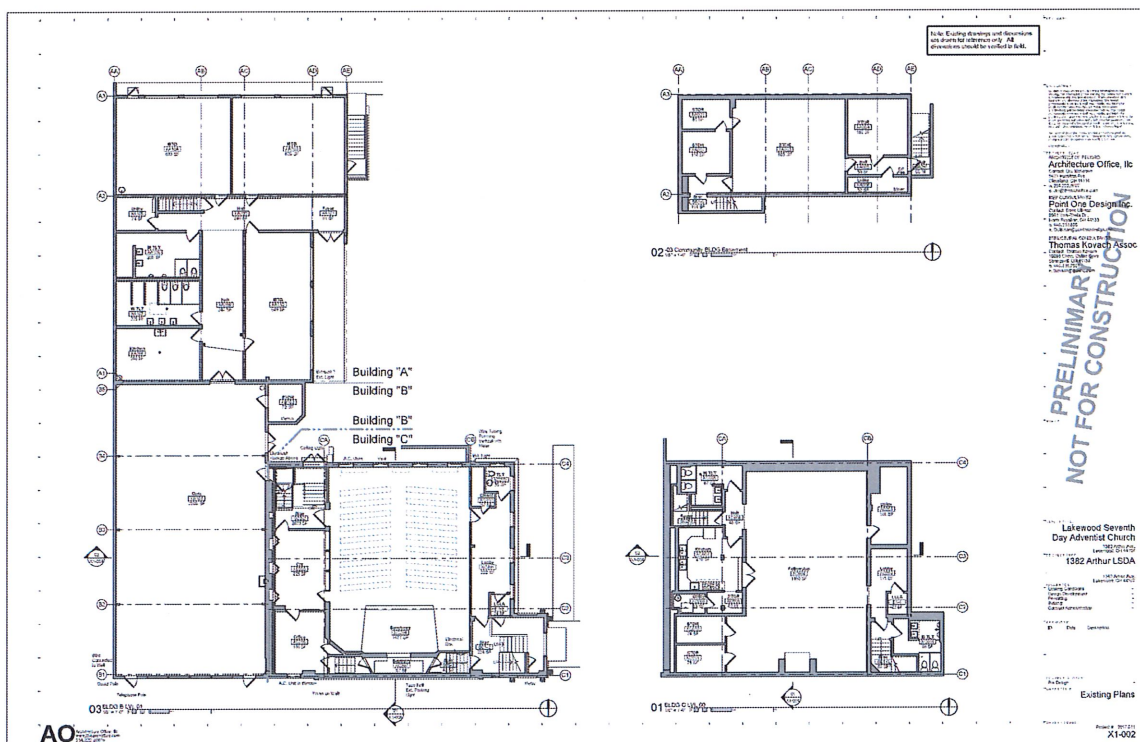
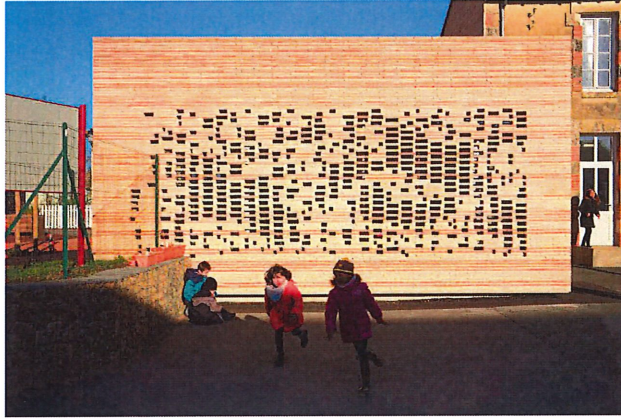
From Lakeland Ave. looking East

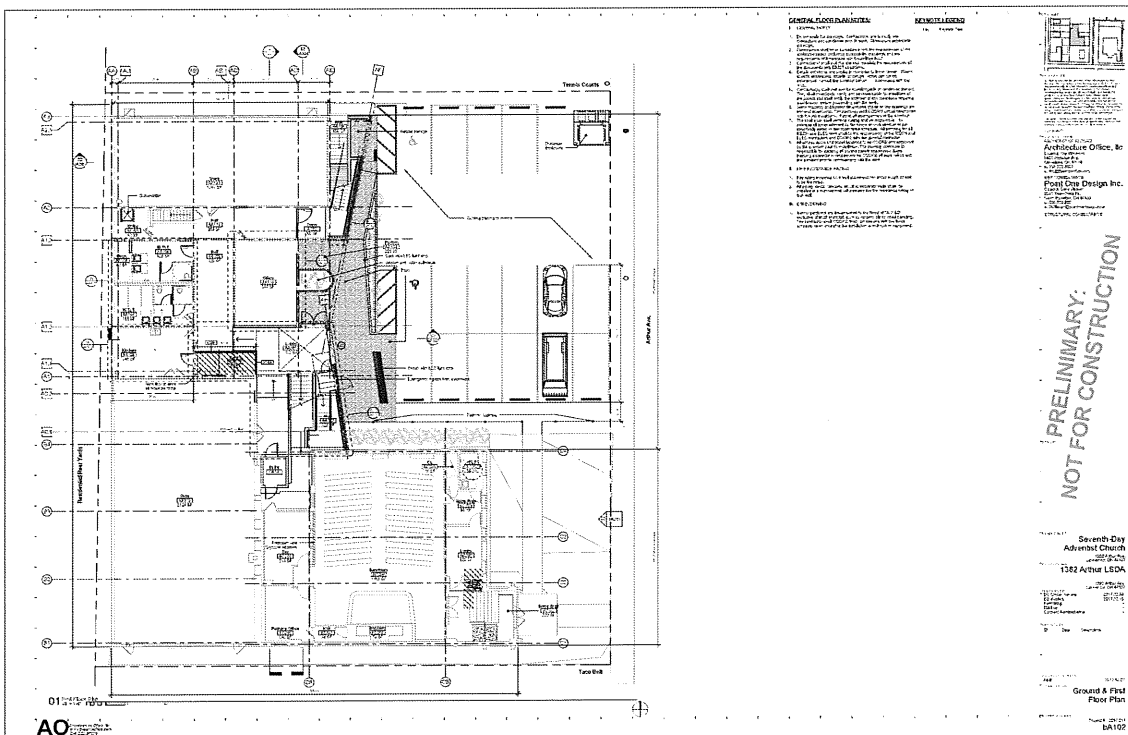
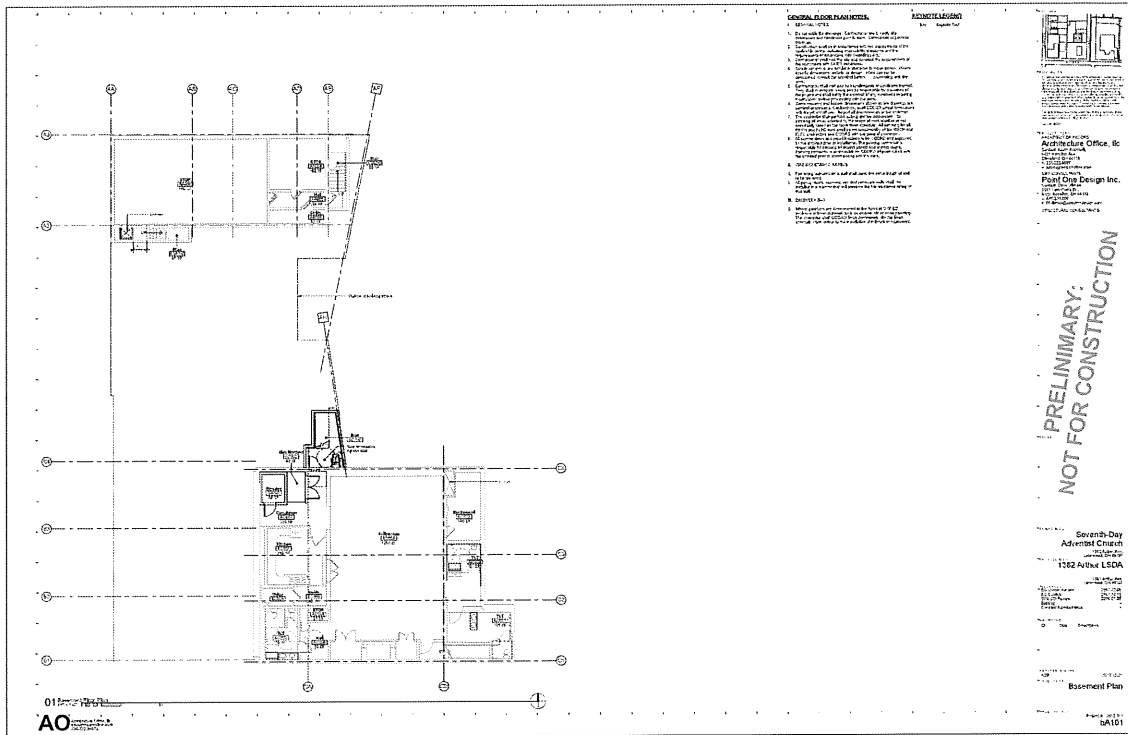


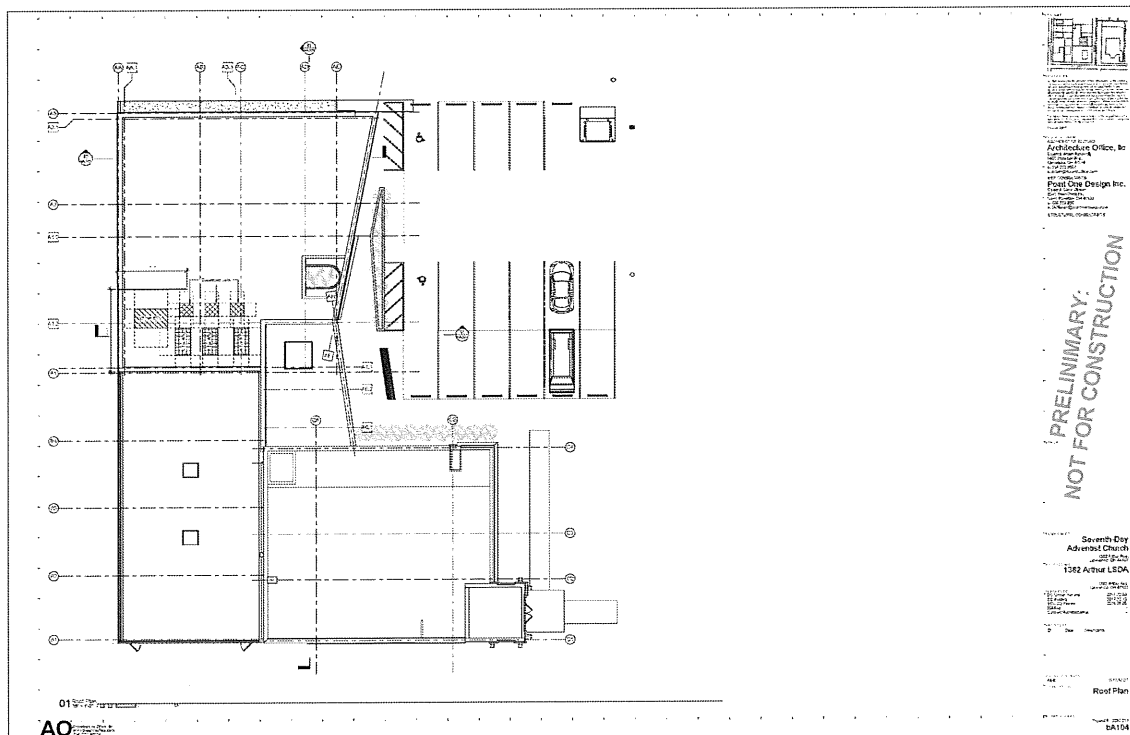
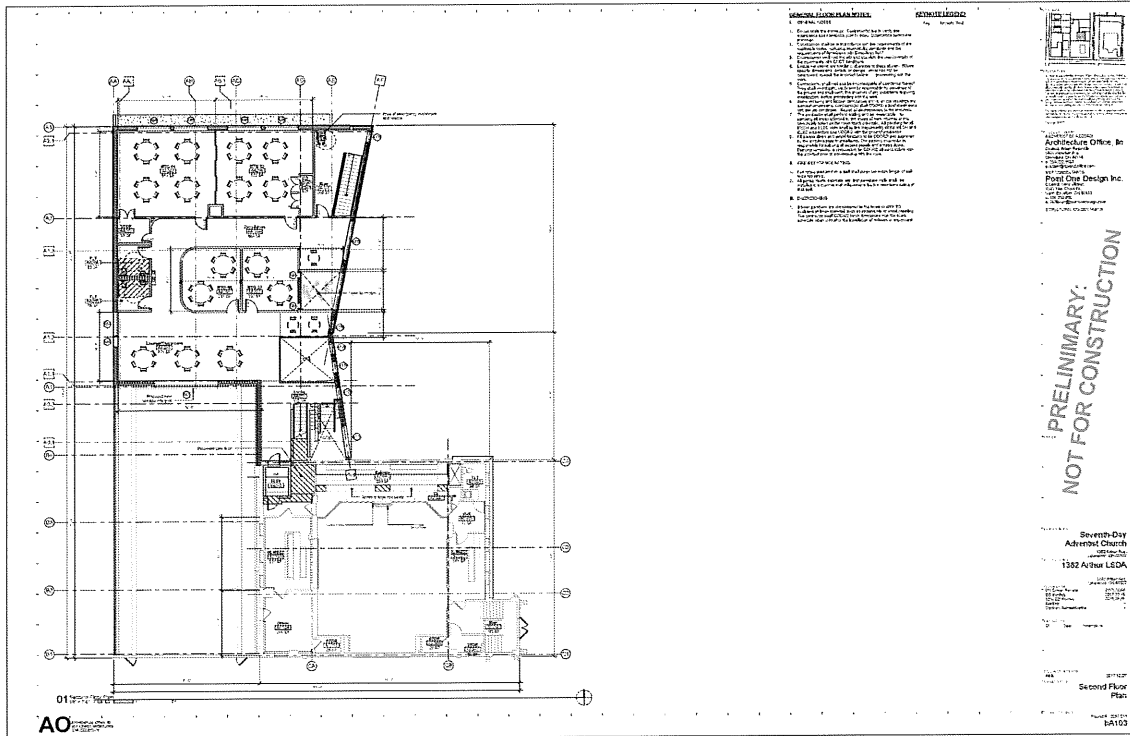
Existing Building



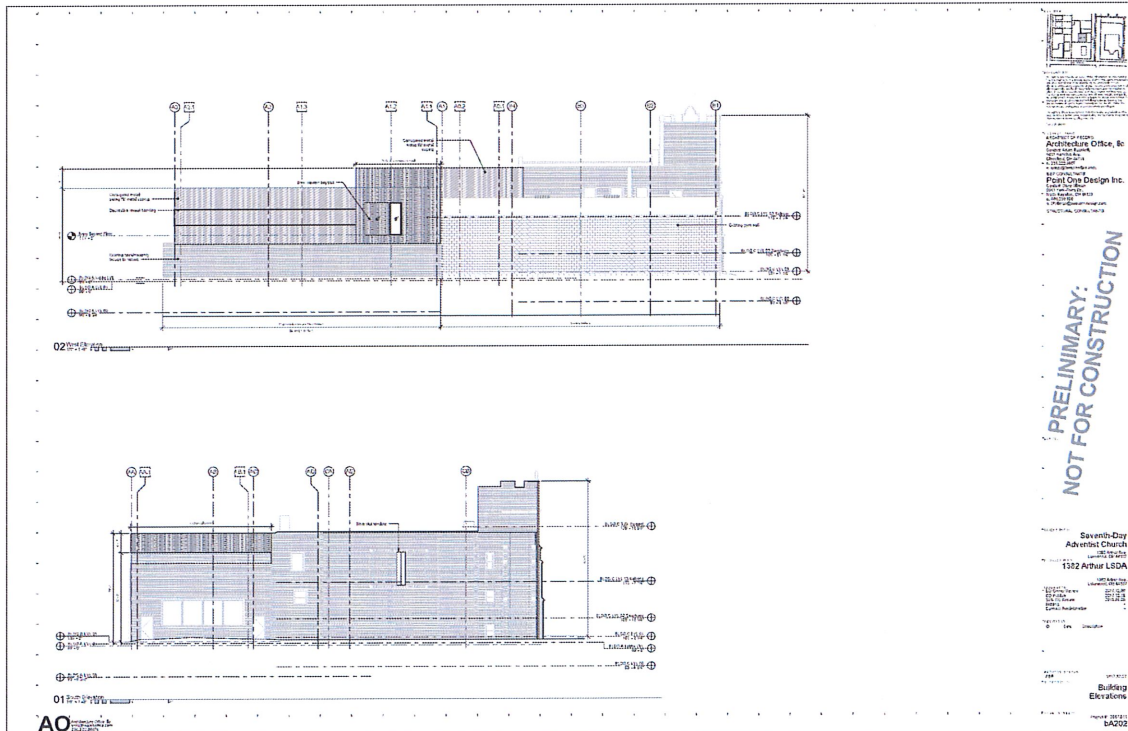
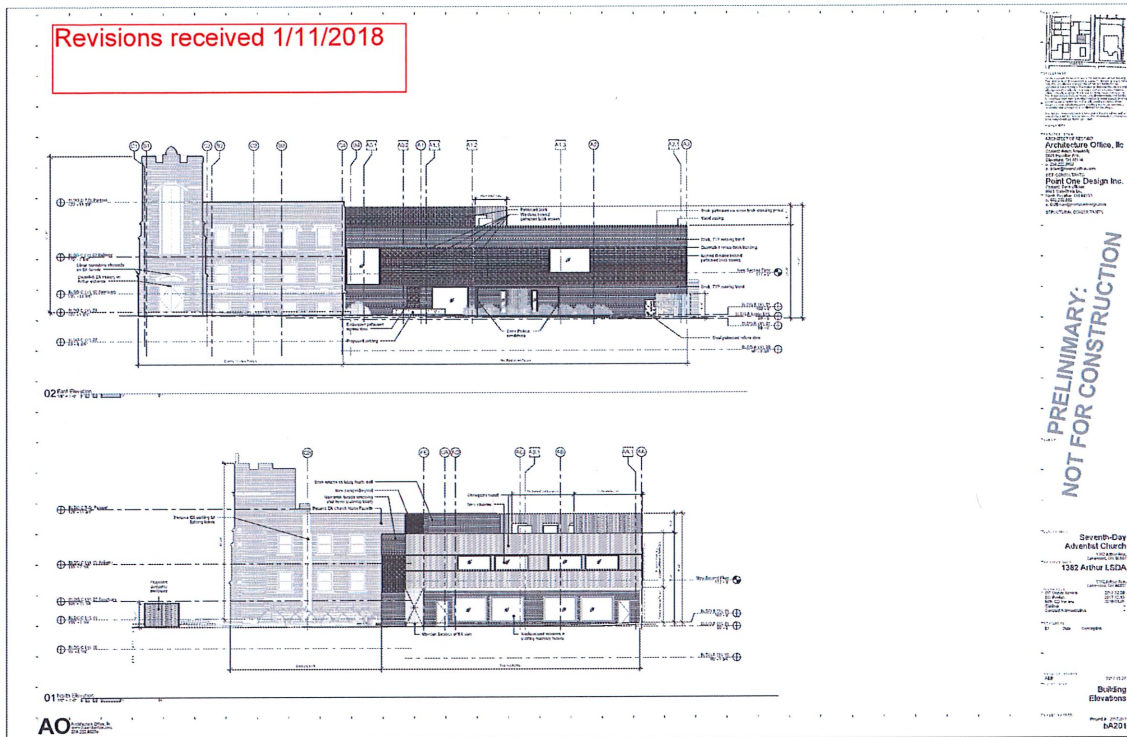
Inspiration / Light and Material

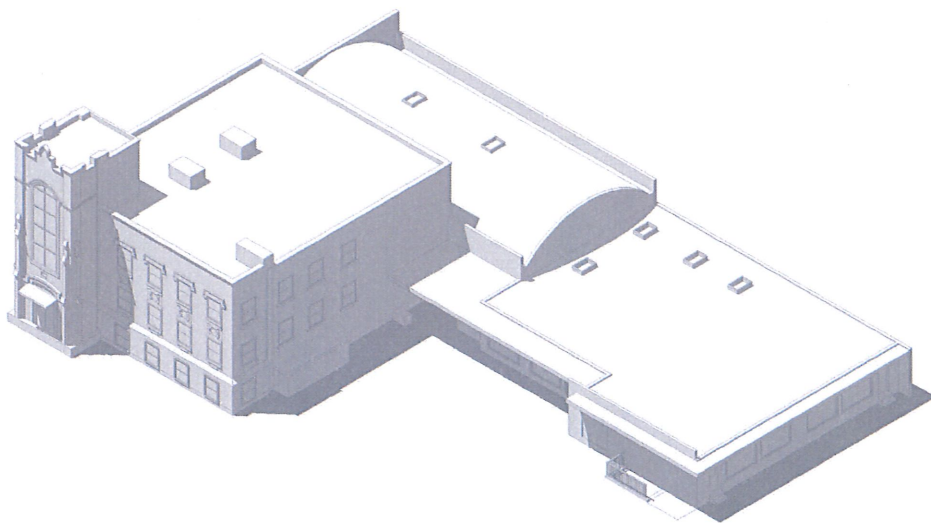
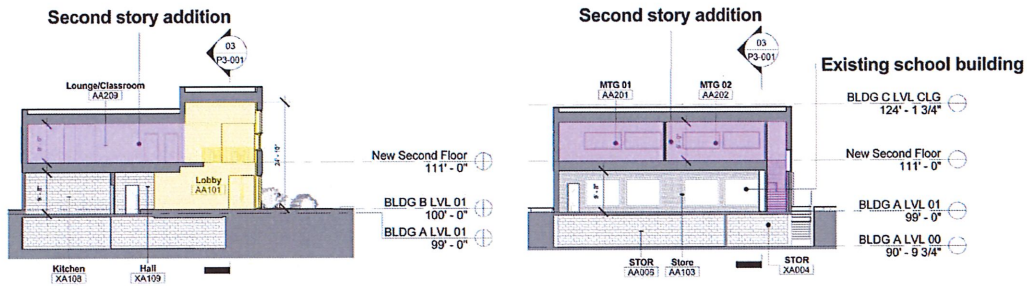
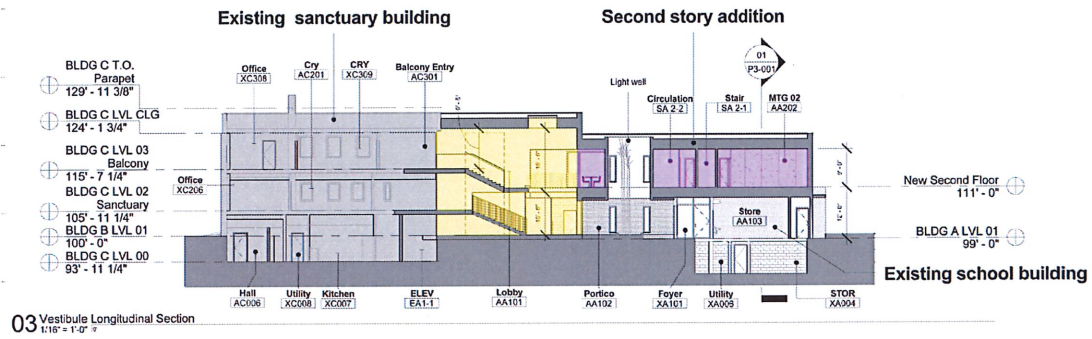


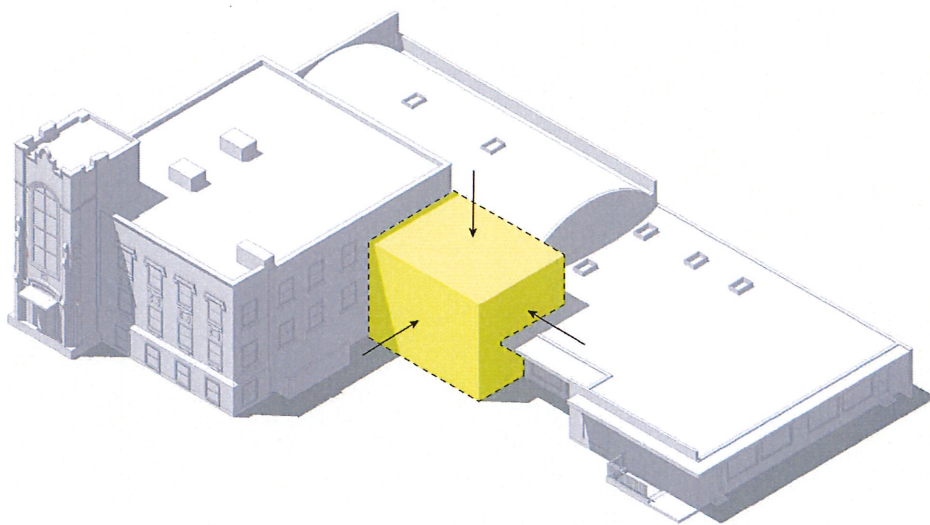
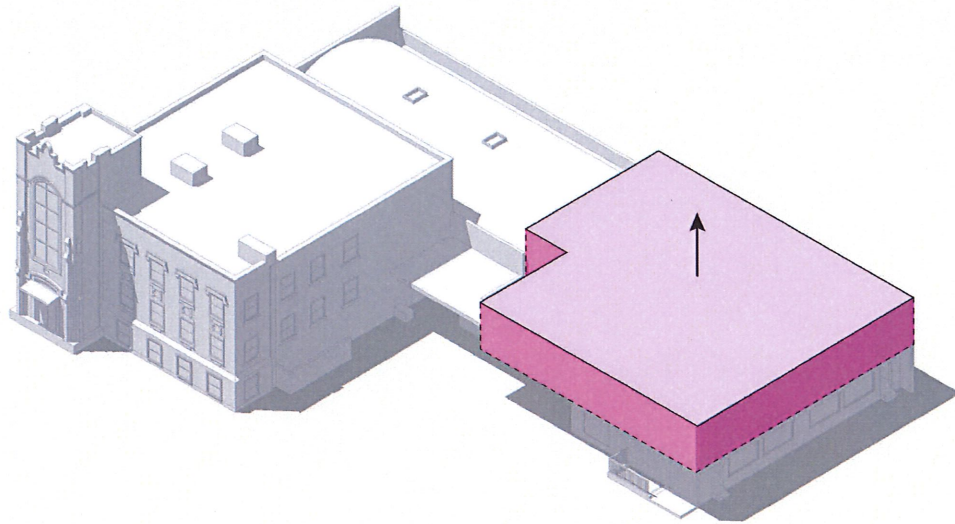


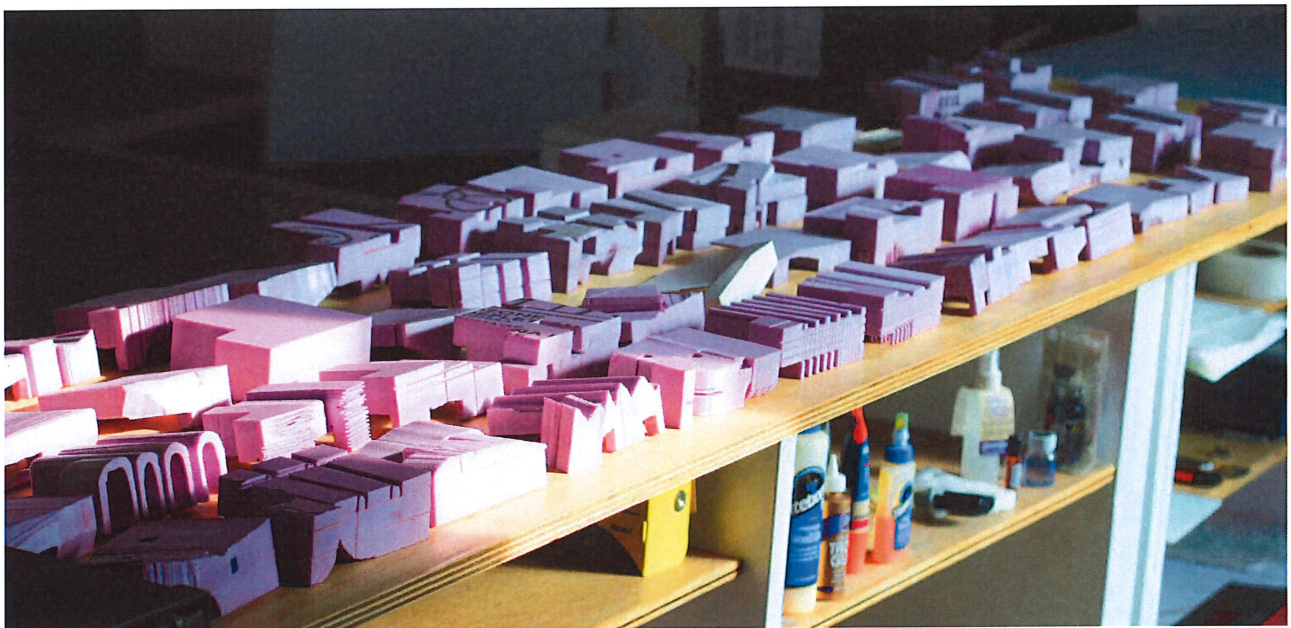
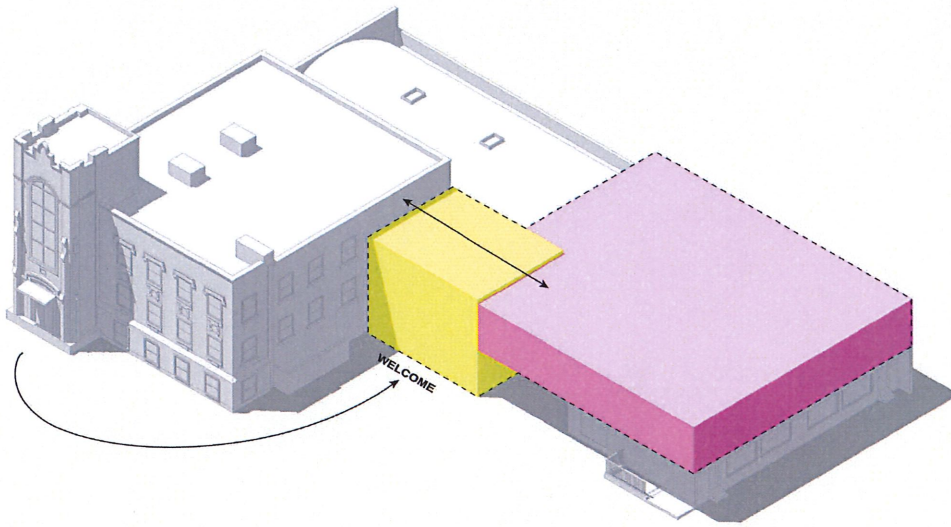


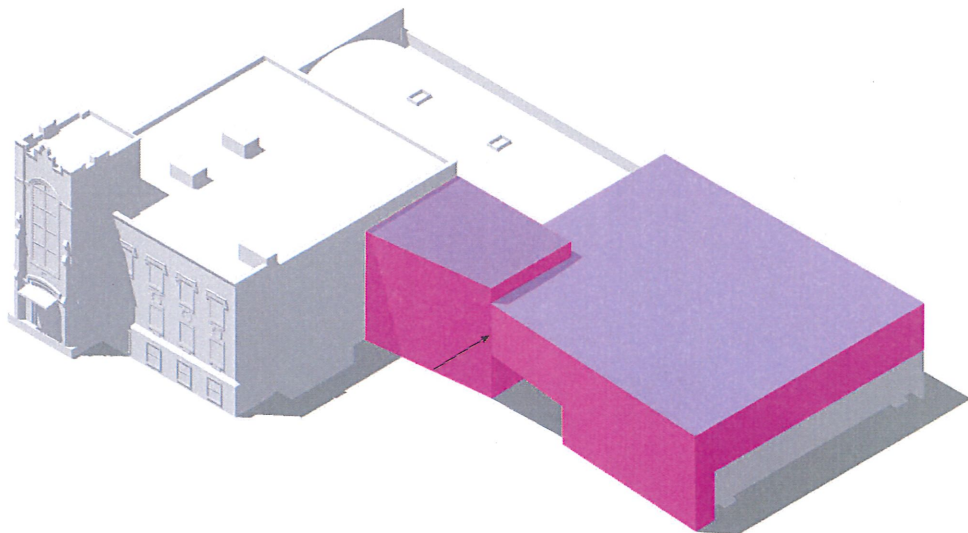
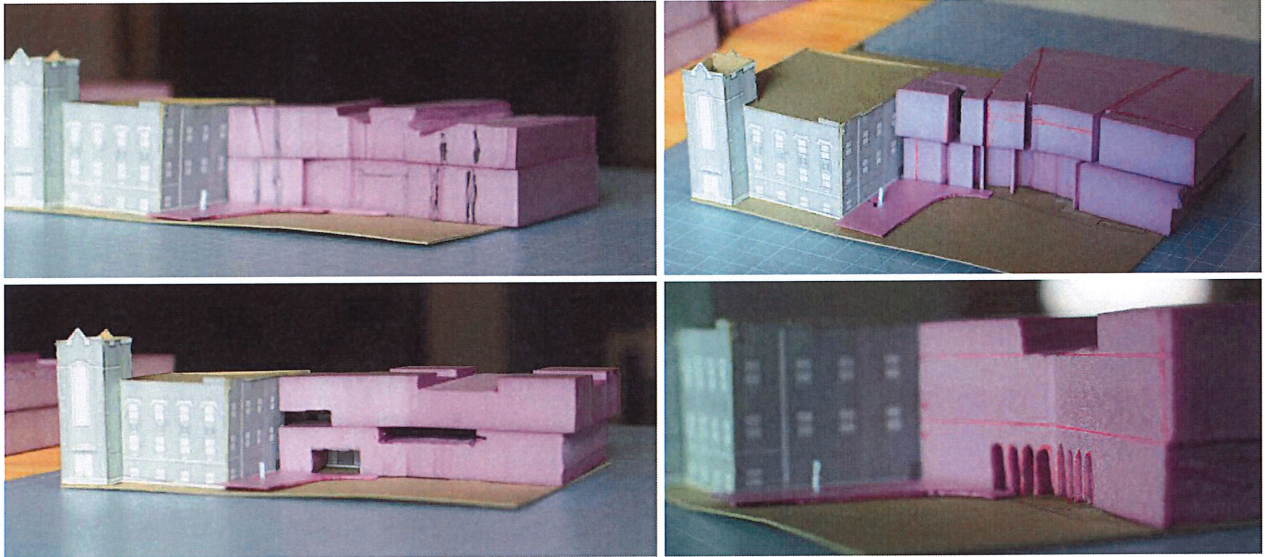
Revisions received 1/11/2018

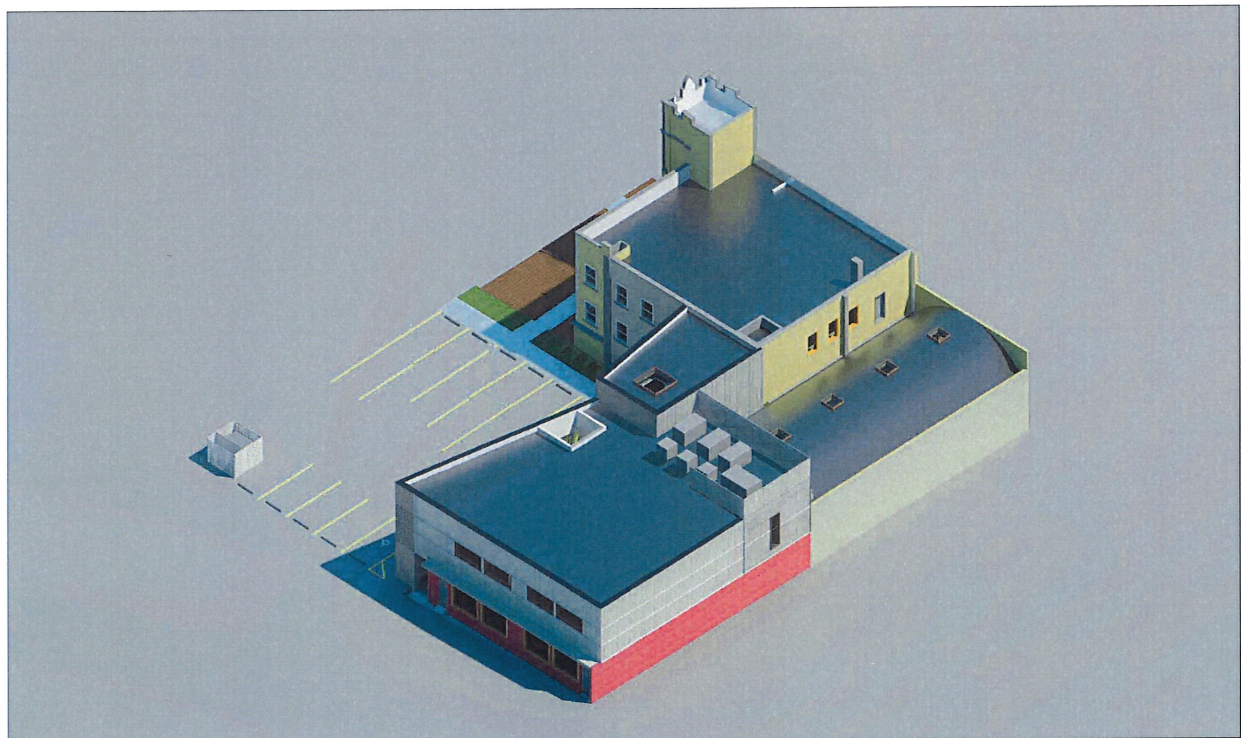
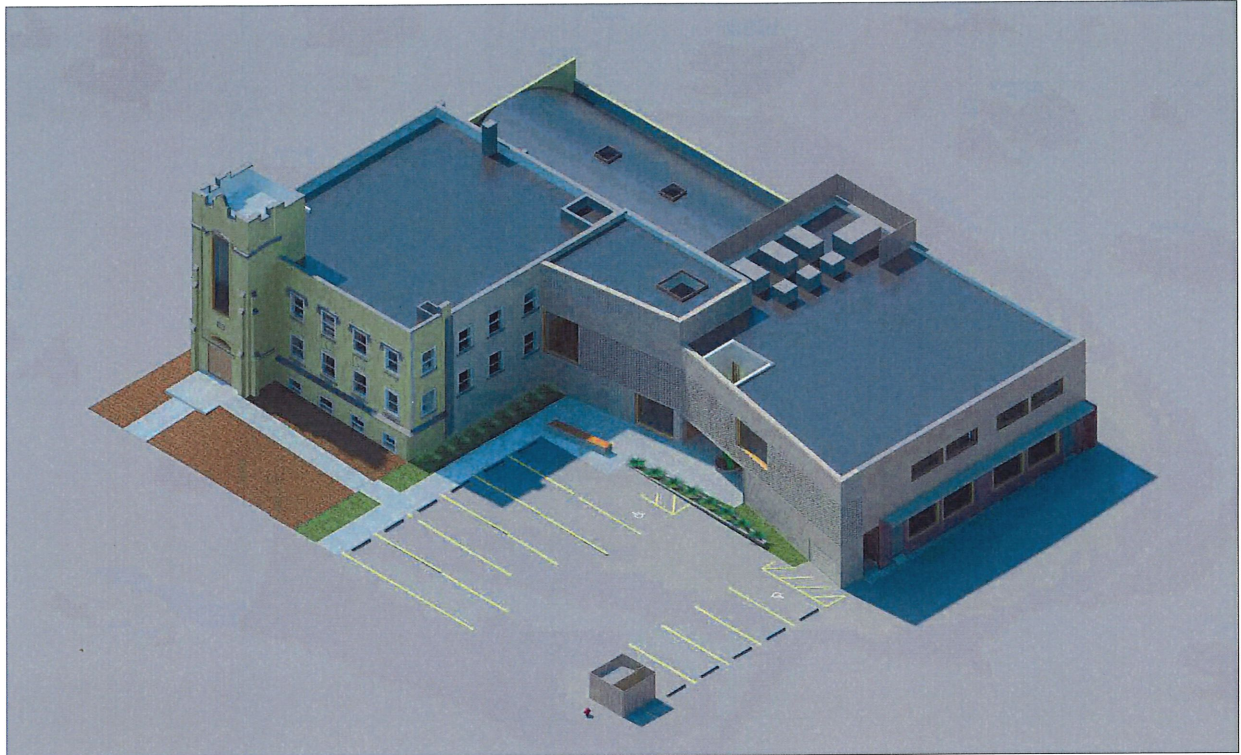




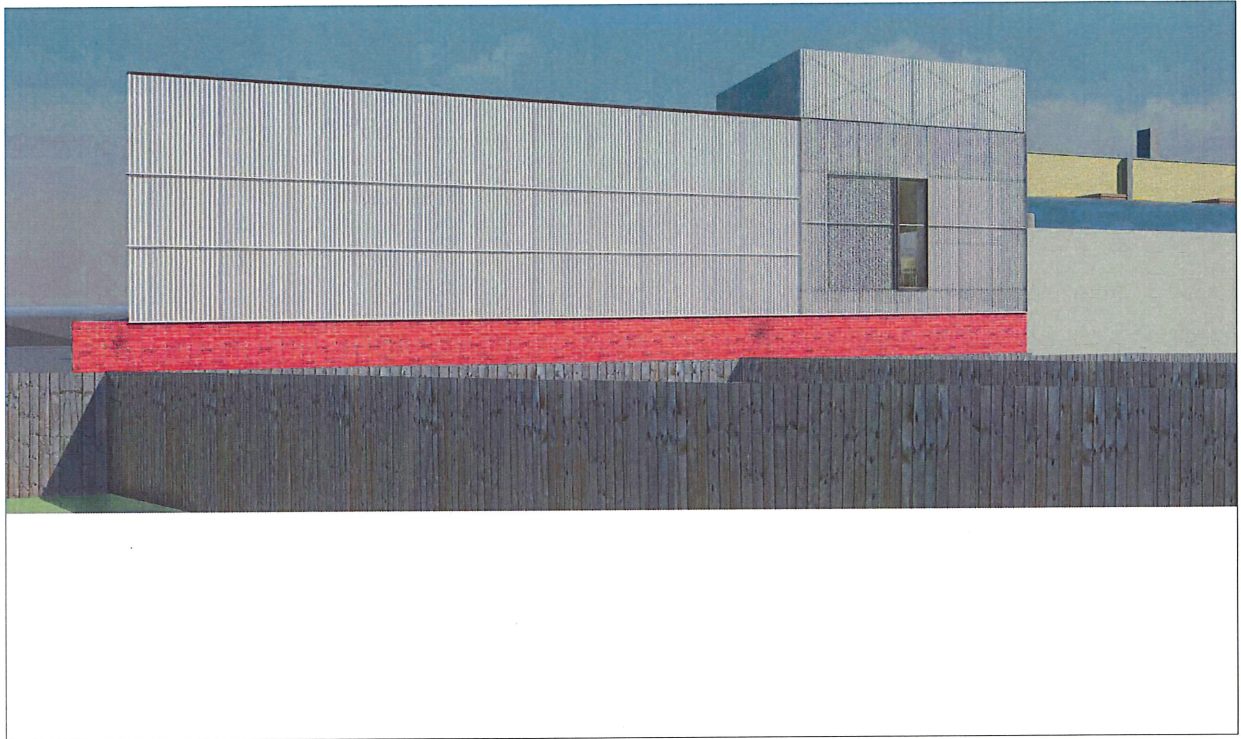


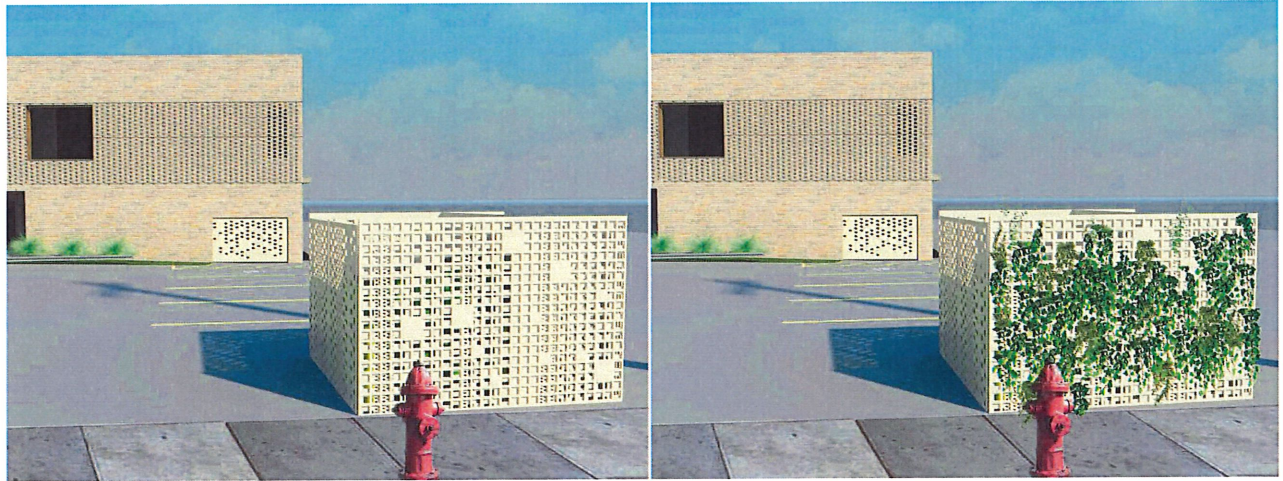


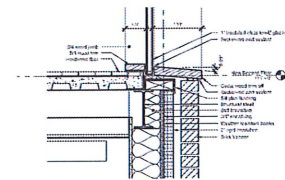
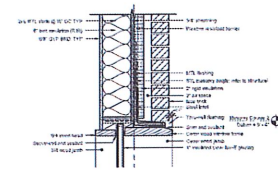
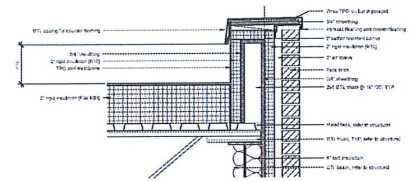
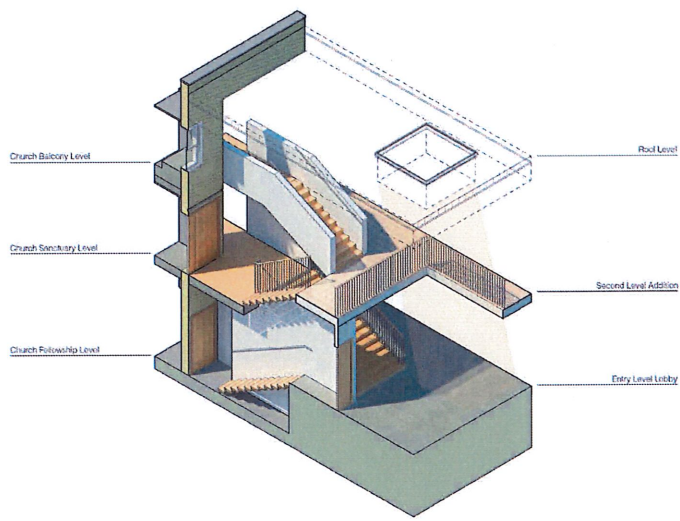








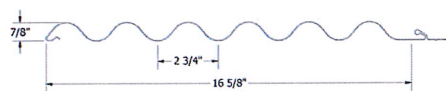




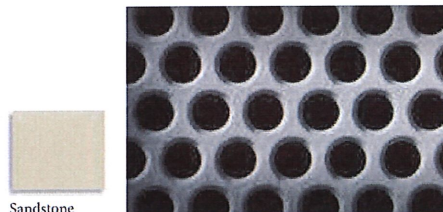
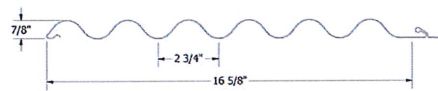
Lobby / Stair Axon

Wall Section

Wall Section / Lobby Stair Axon



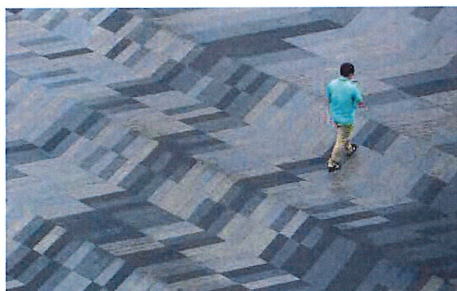
Corrugated Metal Panel (metal by Atas)



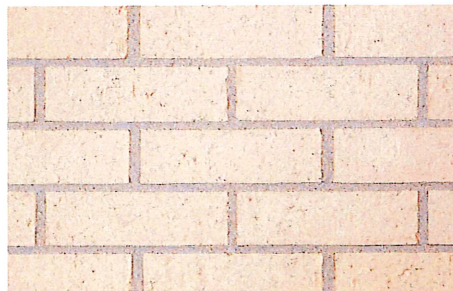
Perforated corrugated mechanical screen (metal by Atas)



Inswing arched window behind glass

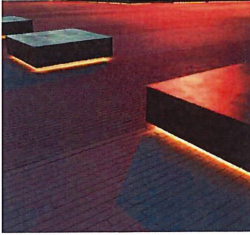


Herringbone Paver 2

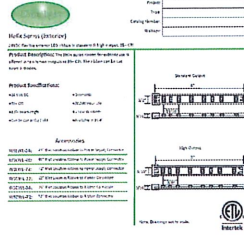


Belden Brick Potomac Clear Brick

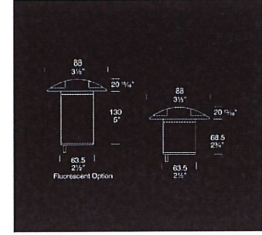
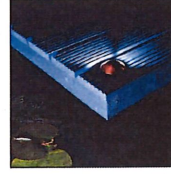
Exterior Strip Lighting



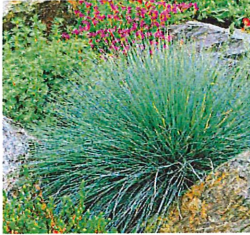
Exterior LED Ribbon Lighting



Exterior Pathway Lighting



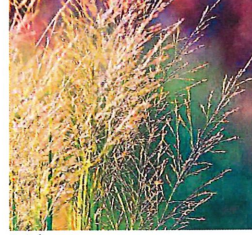
Planting Selections



Blue Fescue
Full Sun / Part Shade
1'0" tall
Good infill plant



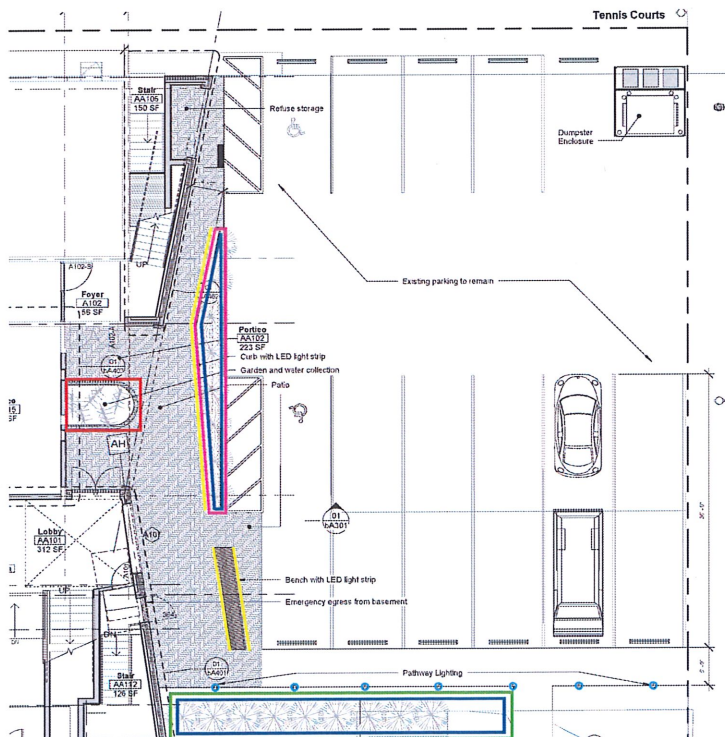
Mexican Feathergrass
Full Sun
0'6" - 3'0" tall
Low maintenance and a good infill plant



Switchgrass
Full Sun / Part Shade
0 - 5'0" tall
Good for wildlife and tolerates shade



River Cane Bamboo
Full Sun / Part Shade
0 - 20'0" tall
Native to US and cold tolerant







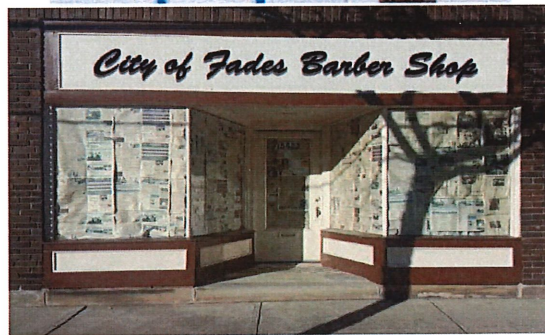
Architectural Board of Review
January 11, 2018

Summary Approval:

13733 Madison Ave
Ruby's Beauty Bar



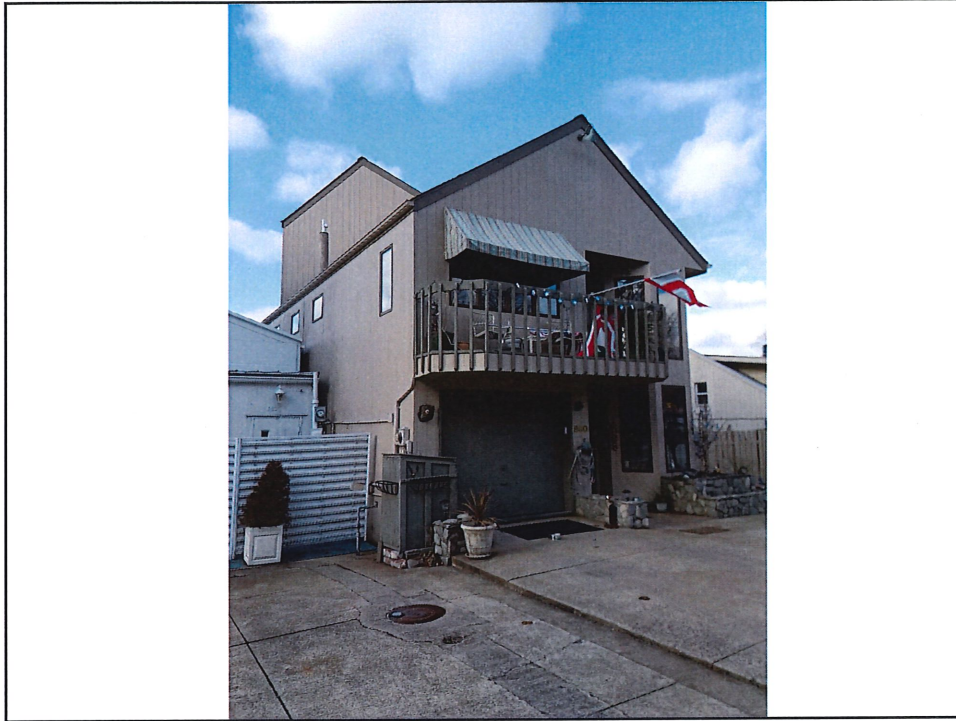
15622 Madison Ave
City of Fades Barber Shop

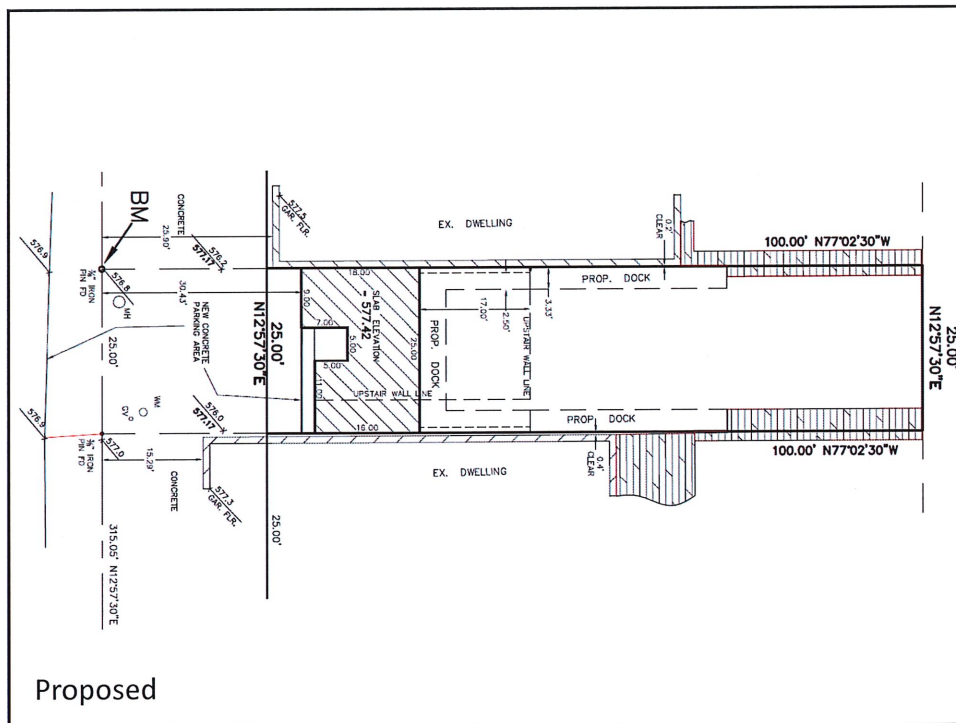
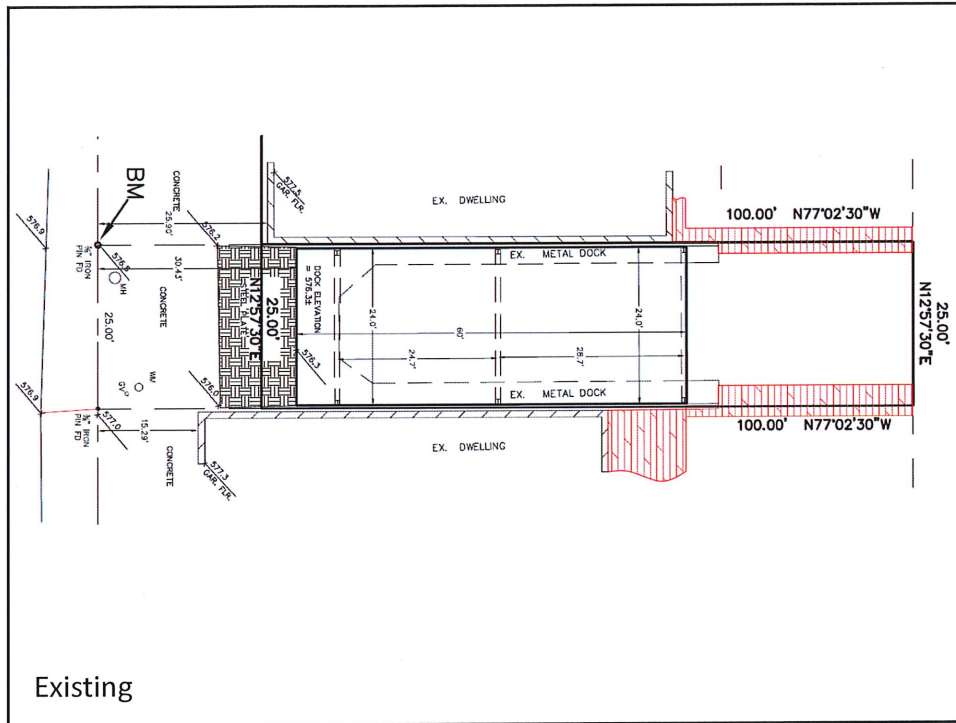




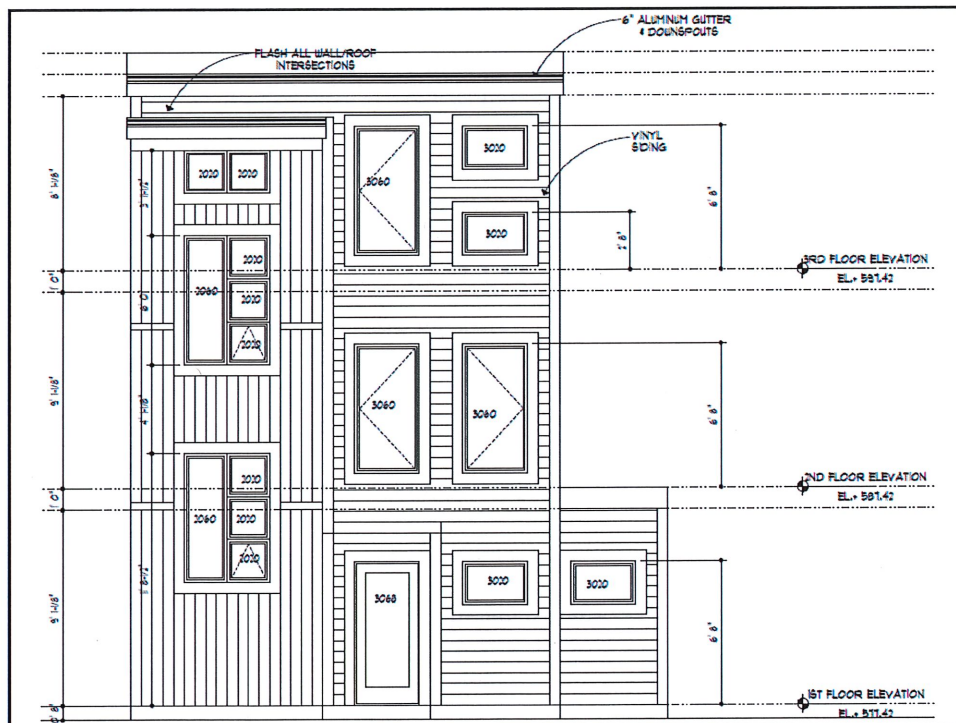
862 Beach Road

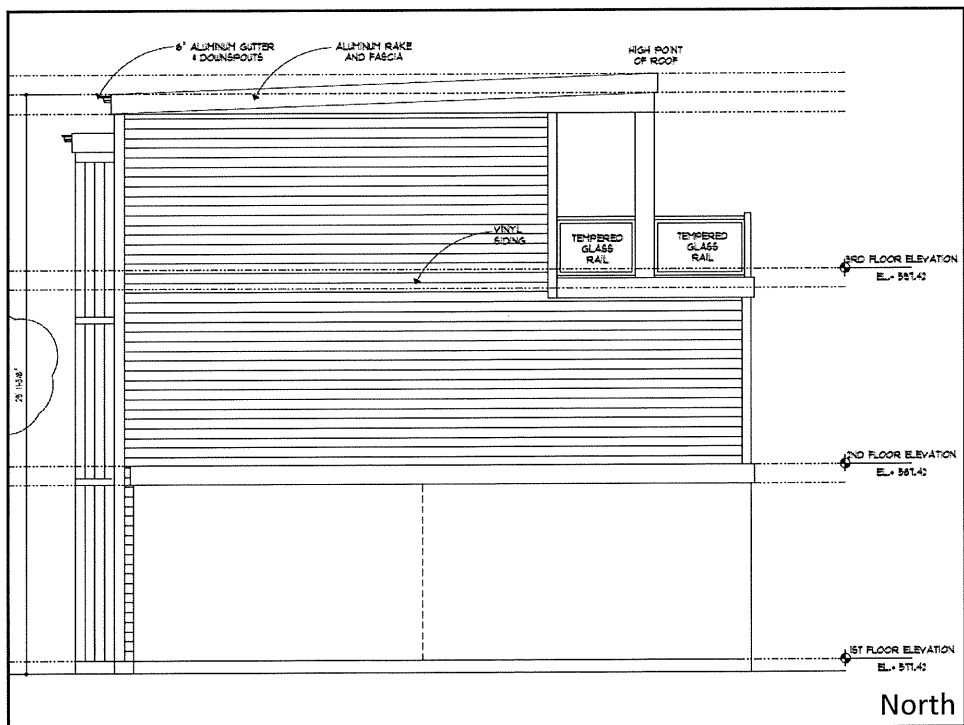
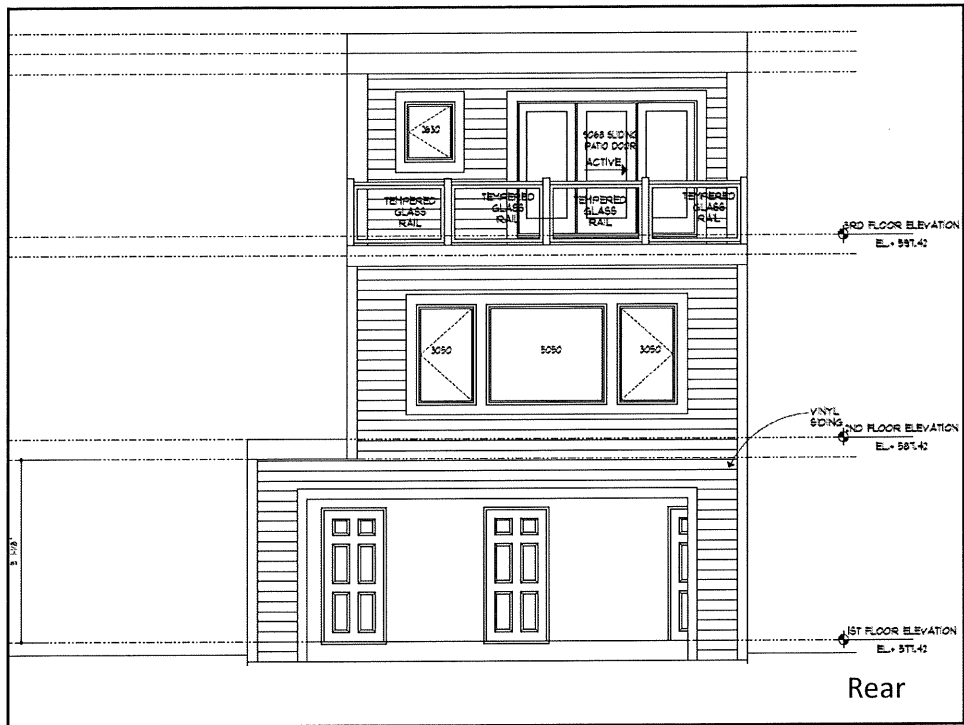


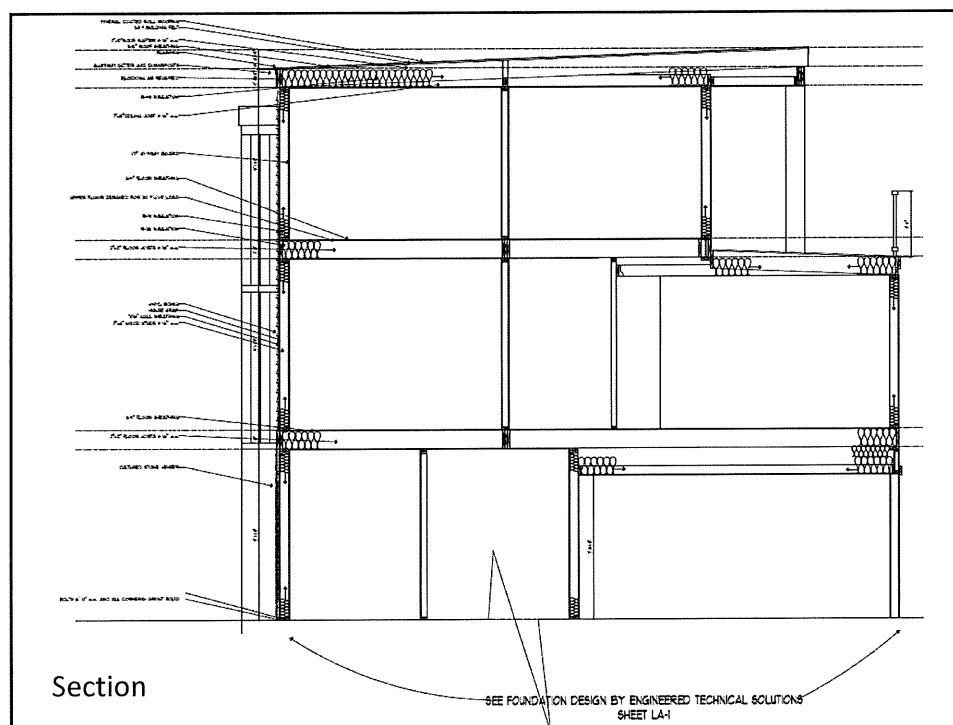
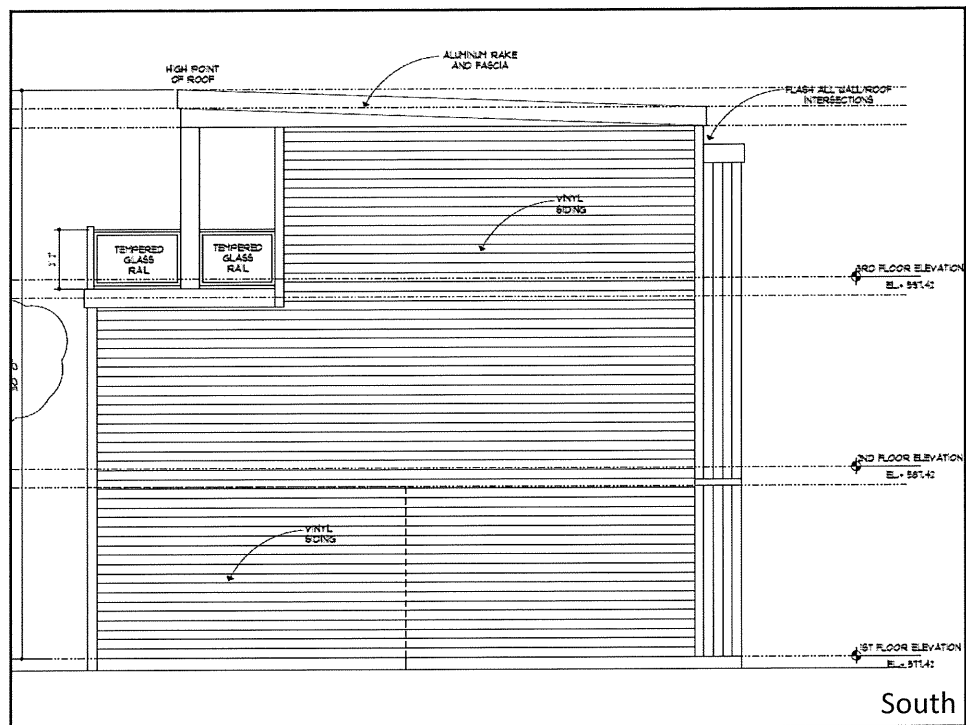


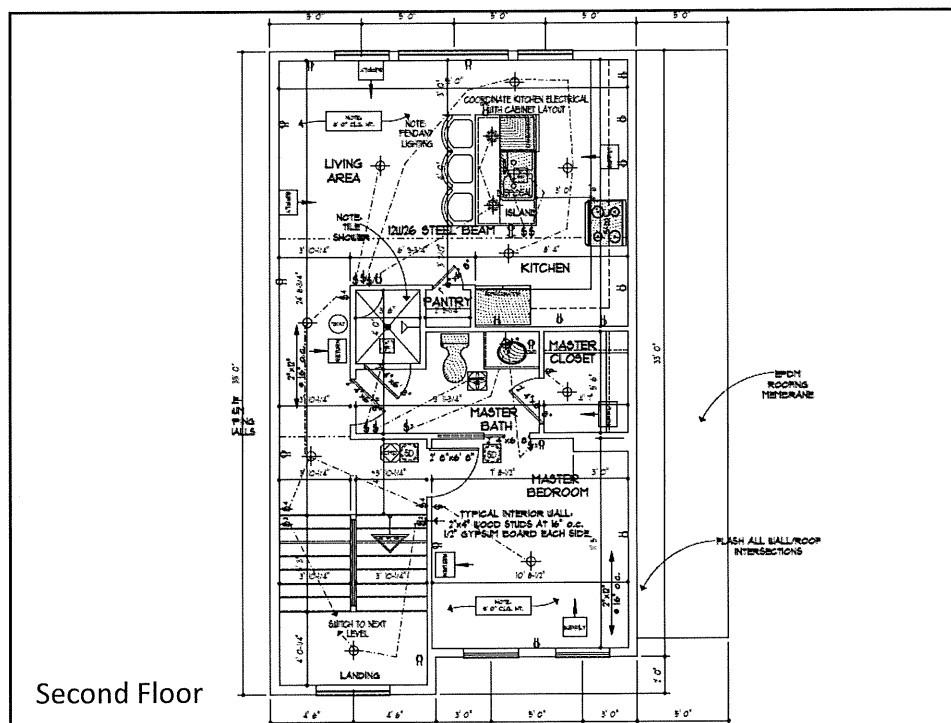
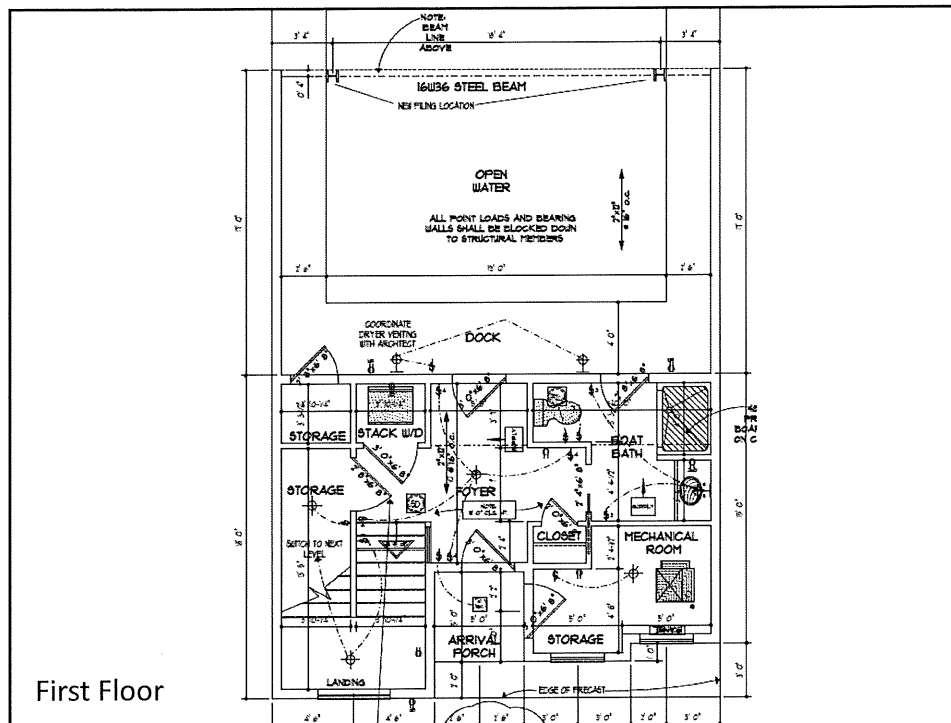


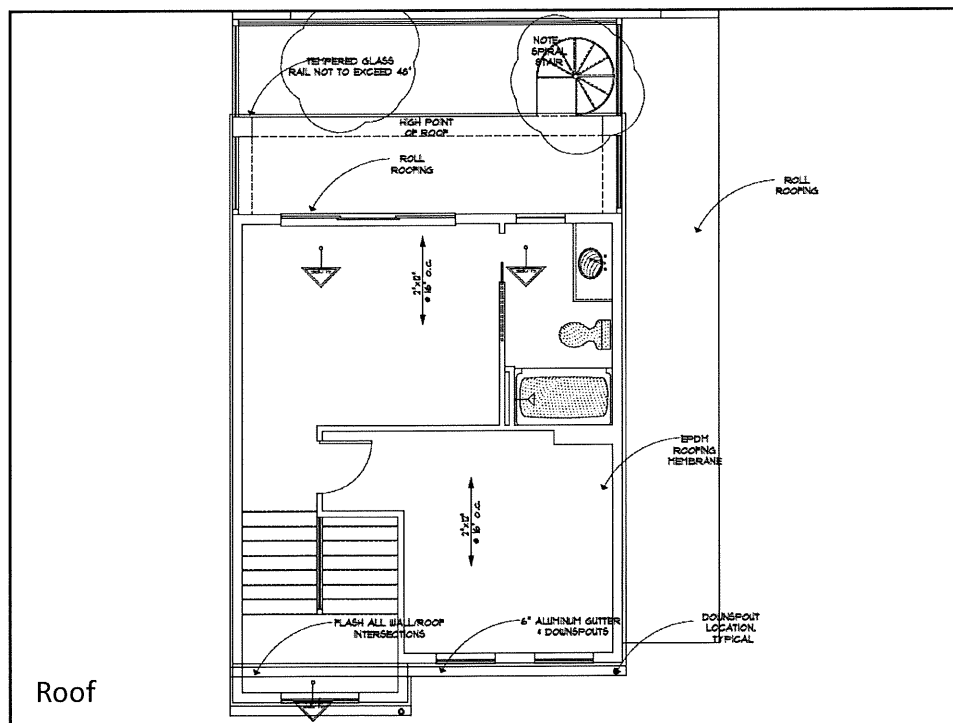
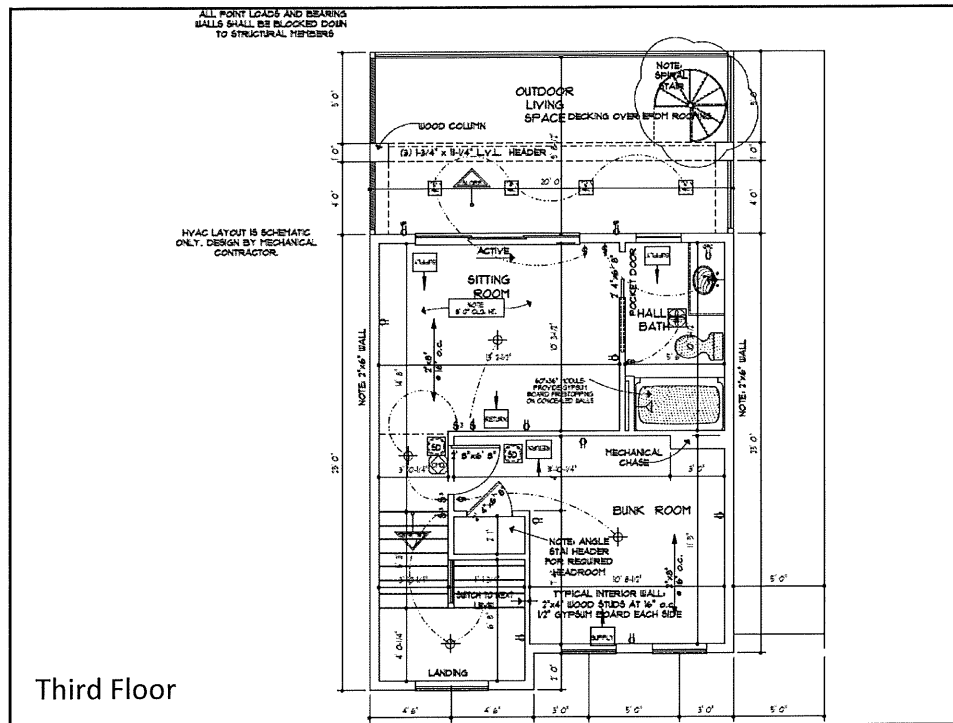












HOME PALETTE SUMMARY

CRAFTSMAN MIXED *Home Style*



BOOTHBAY BLUE *Main Color*

Like sitting at the water's edge as the sun starts to set, it has a soothing effect.



BURNT ORANGE *Door Color*

This vibrant door hue catches the eye.



EVENING BLUE *Accent Color*

Evening Blue is a striking shade that works with nearly any architecture style.



CARBON *Roof Color*

A neutral roof shade can complement your design.



PEARL GRAY *Trim Color*

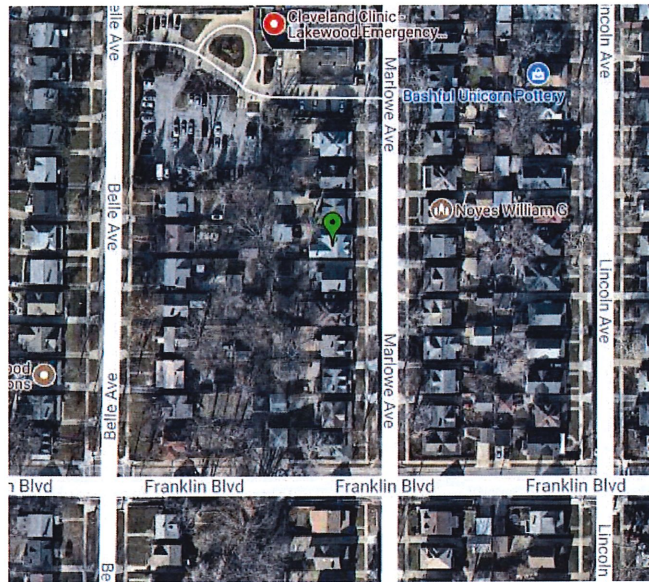
This light neutral pulls from the softest colors in nature, like sand and seashells.



TRUE BLACK *Windows Color*

This stylish door color stands out.

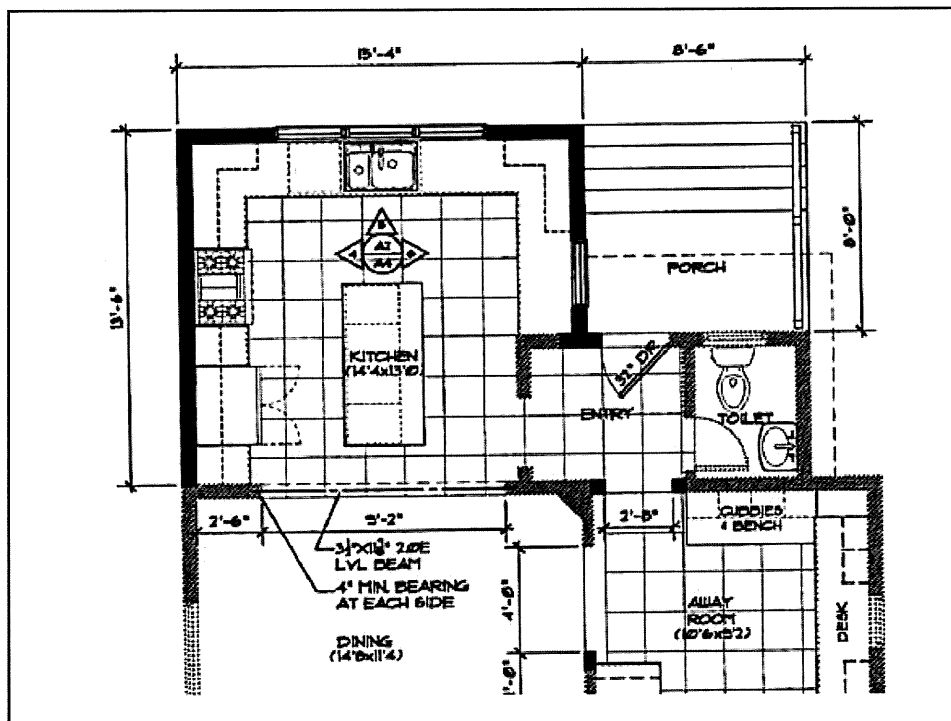
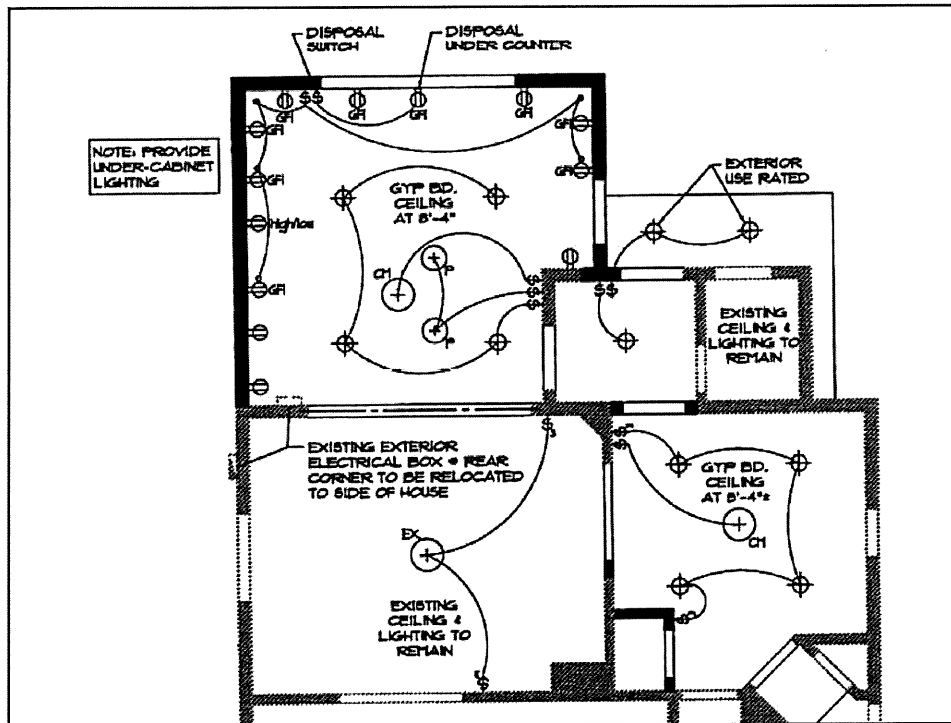




1592 Marlowe Avenue

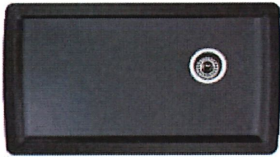
Requested Variance → Outlet spacing requirements for kitchen counter





Sink Specifications

To be centered under middle windows.

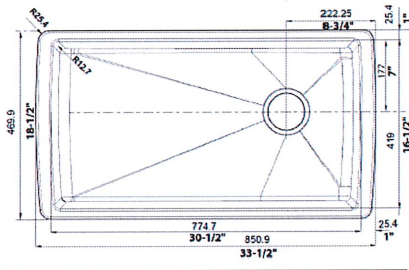


Model 441768 shown

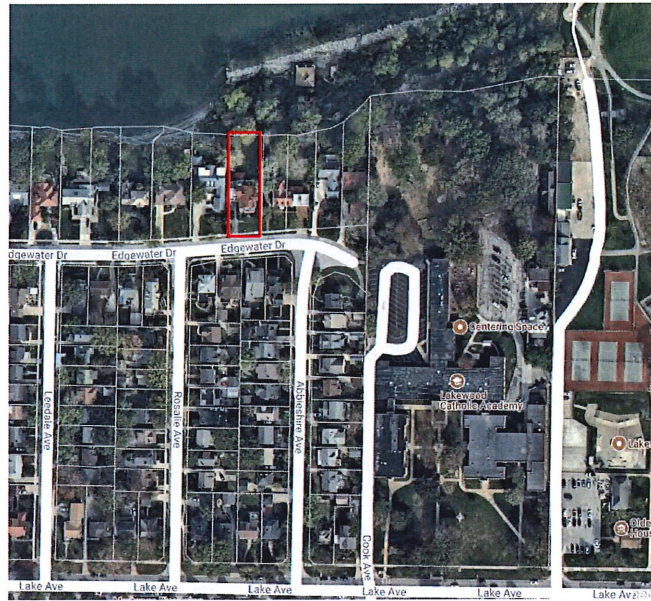
NOMINAL DIMENSIONS

OVERALL	CUTOUT SIZE	BOWL DEPTH	DRAIN DIAMETER
33-1/2"x18-1/2"	Template provided with approximate 1/8" reveal	9-1/2"	3-1/2"

DXF cutout templates available on our website.



**11906 Madison Avenue
Inflursion**

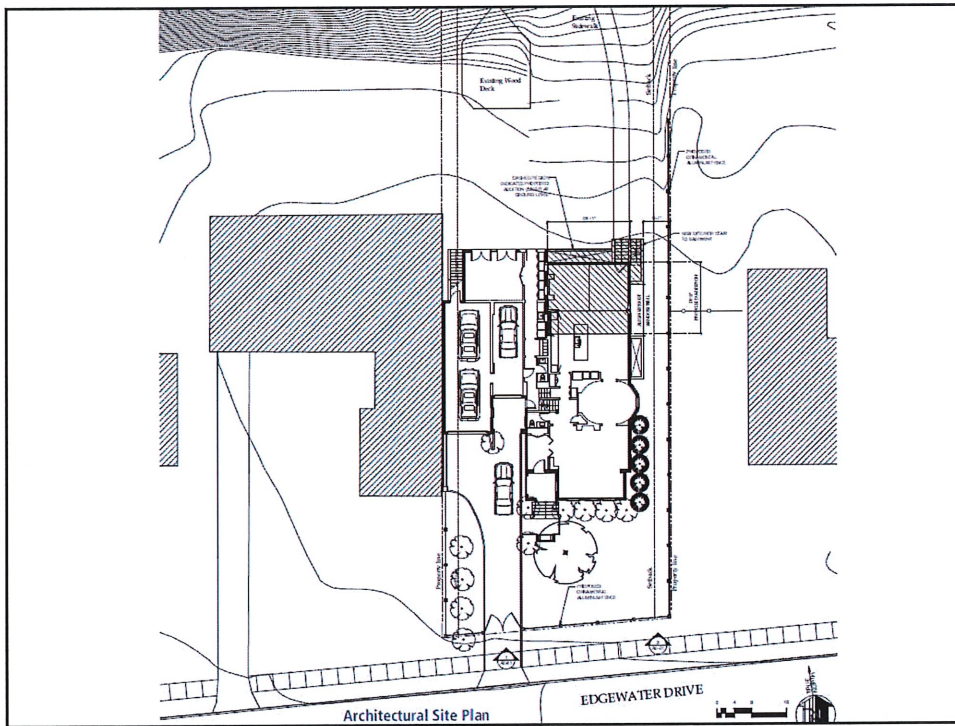


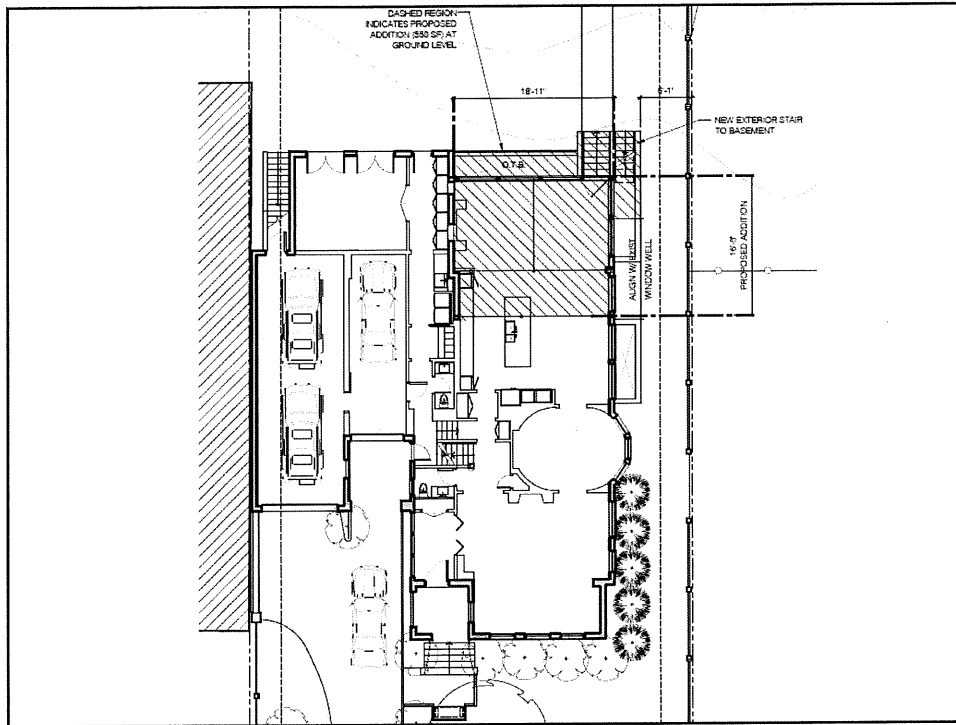
15100 Edgewater Drive





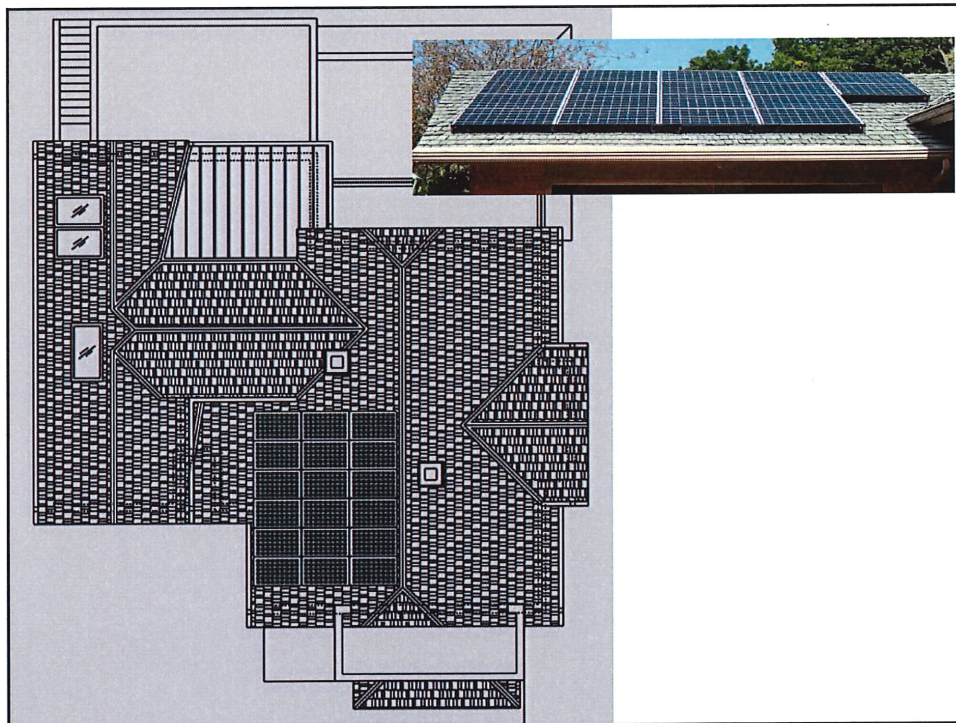


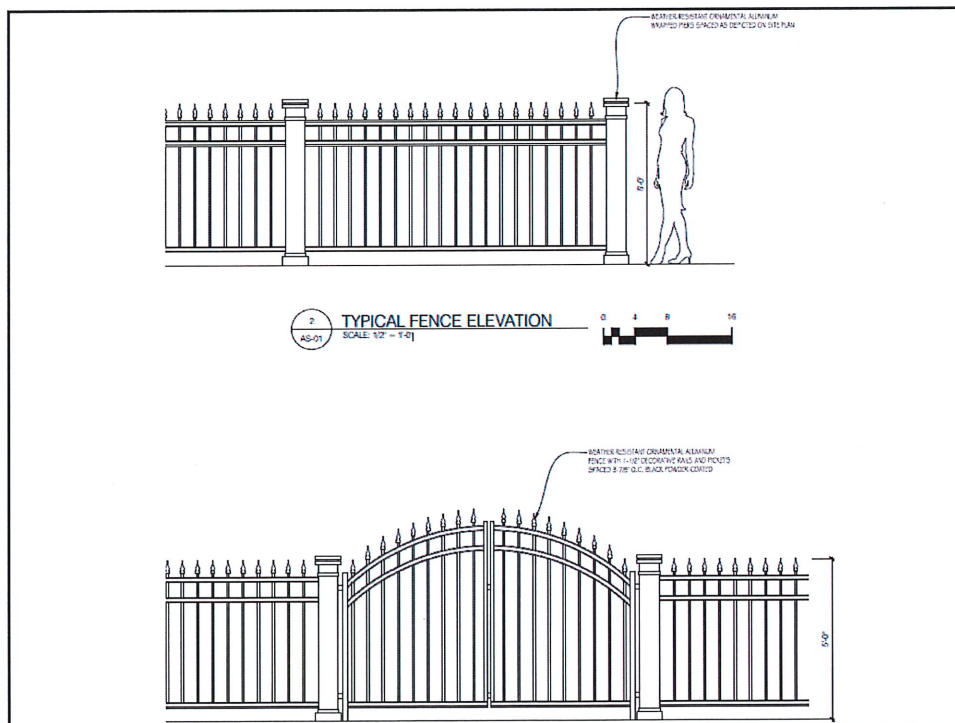


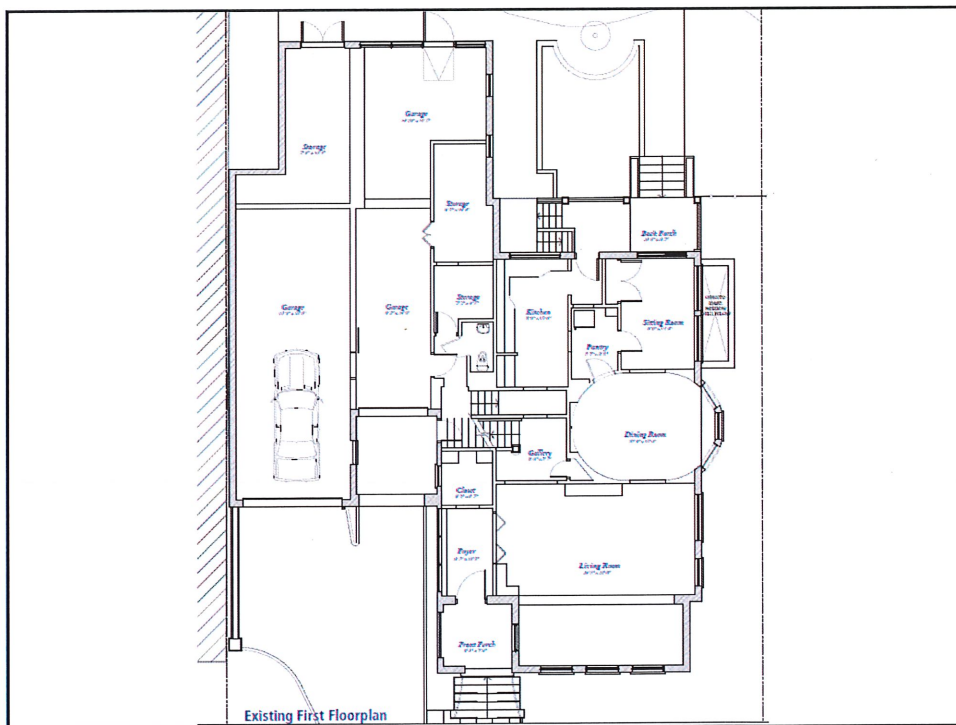
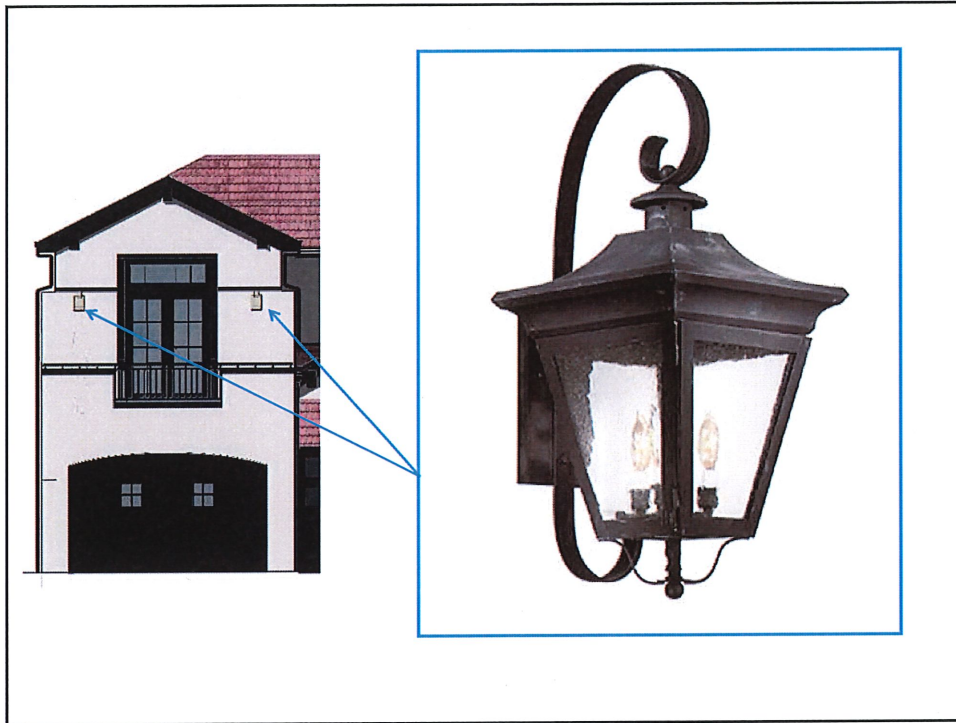


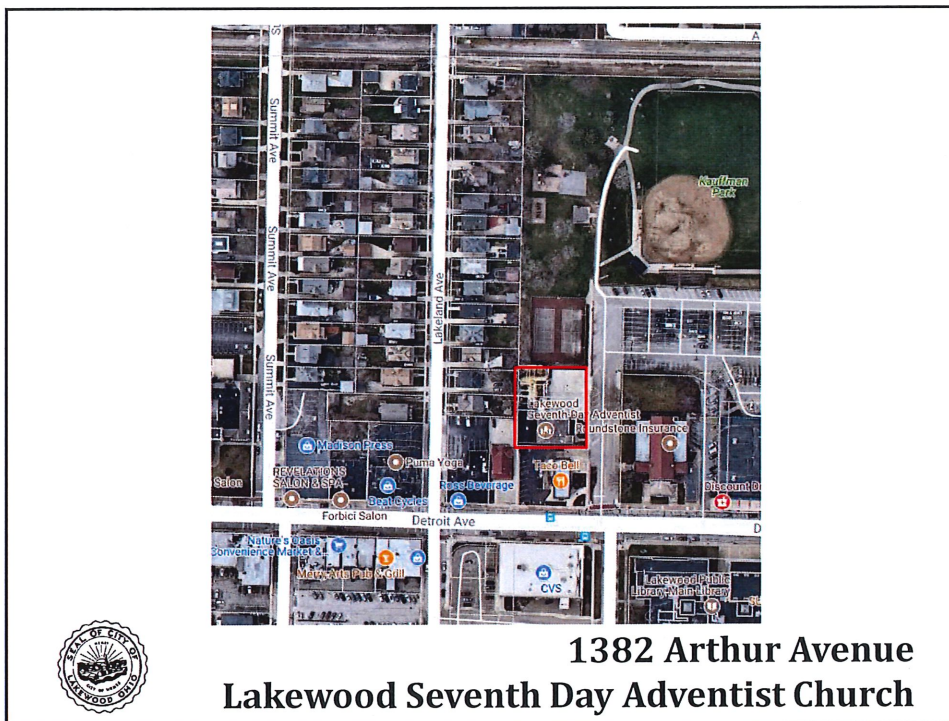
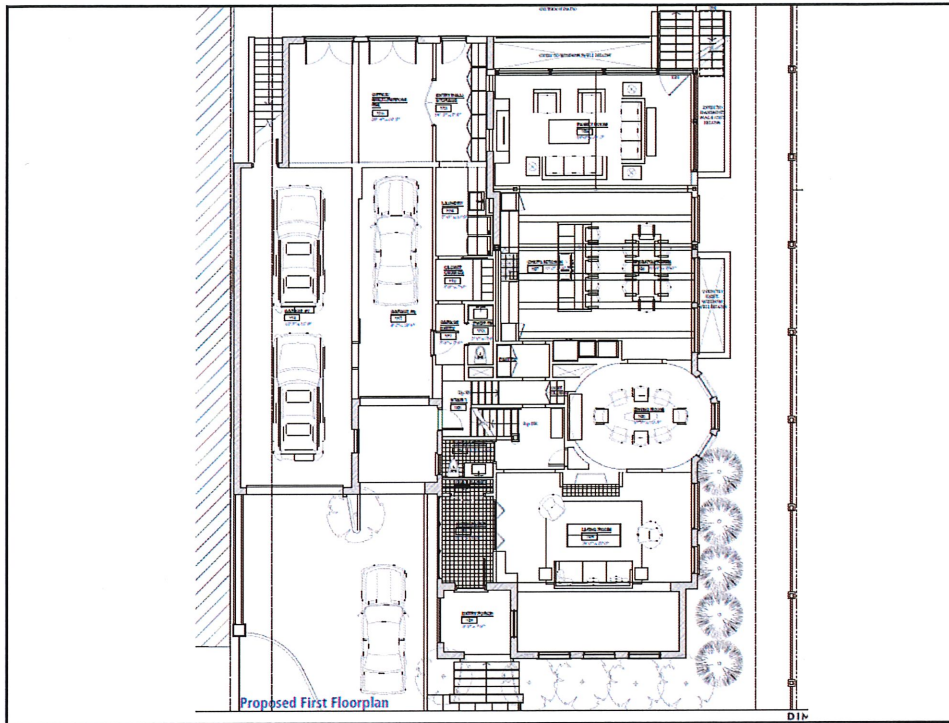


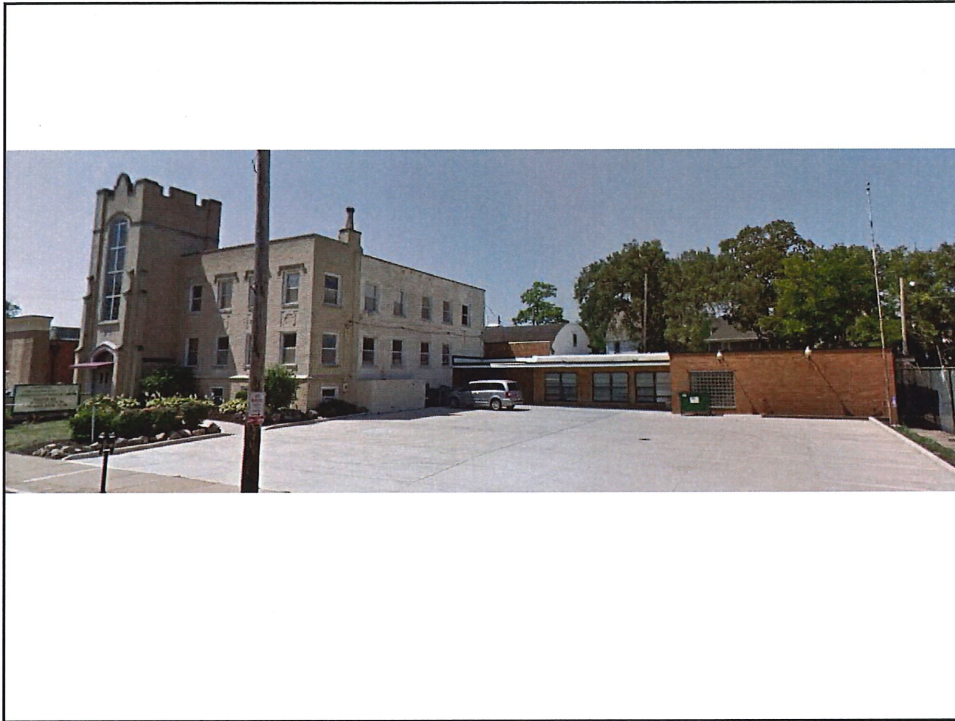








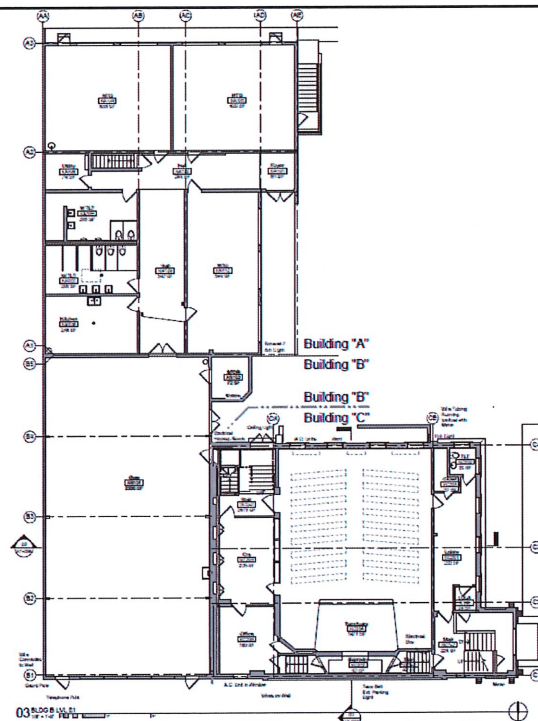


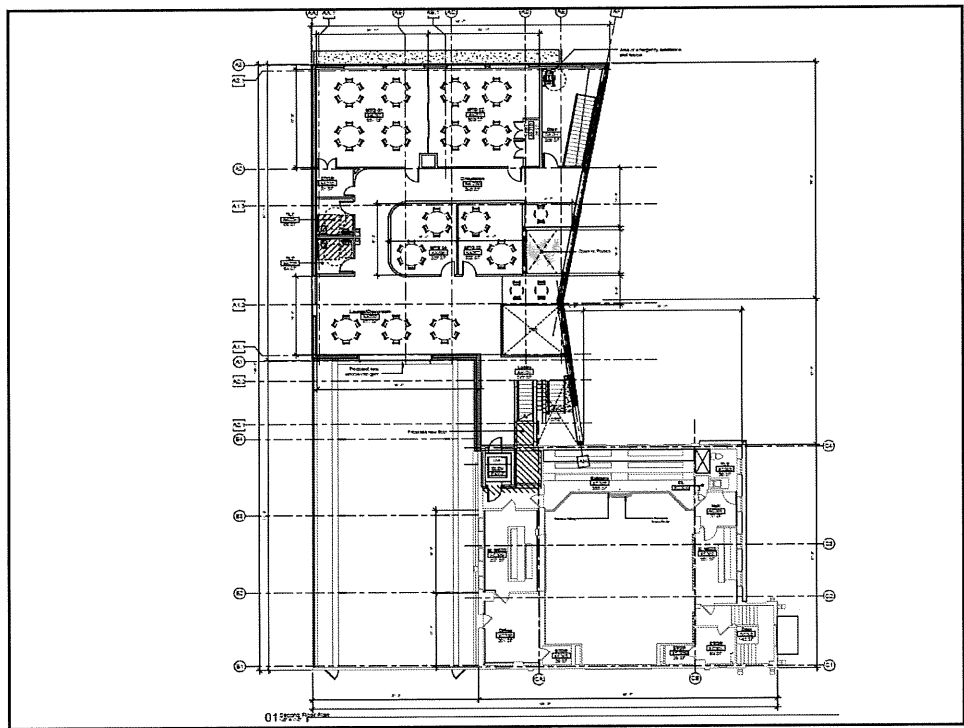
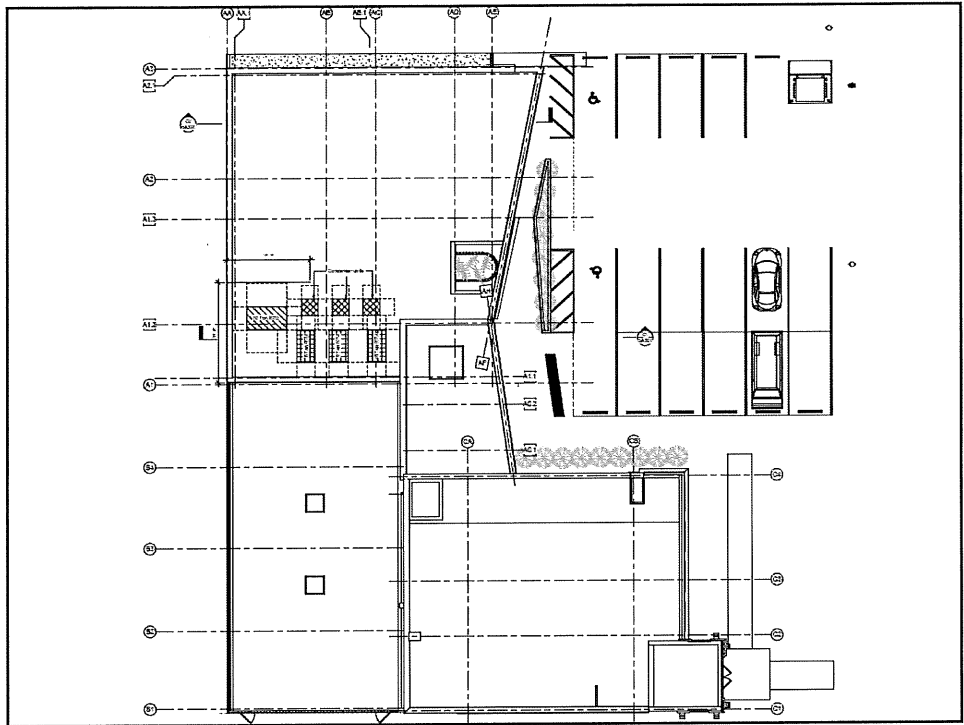


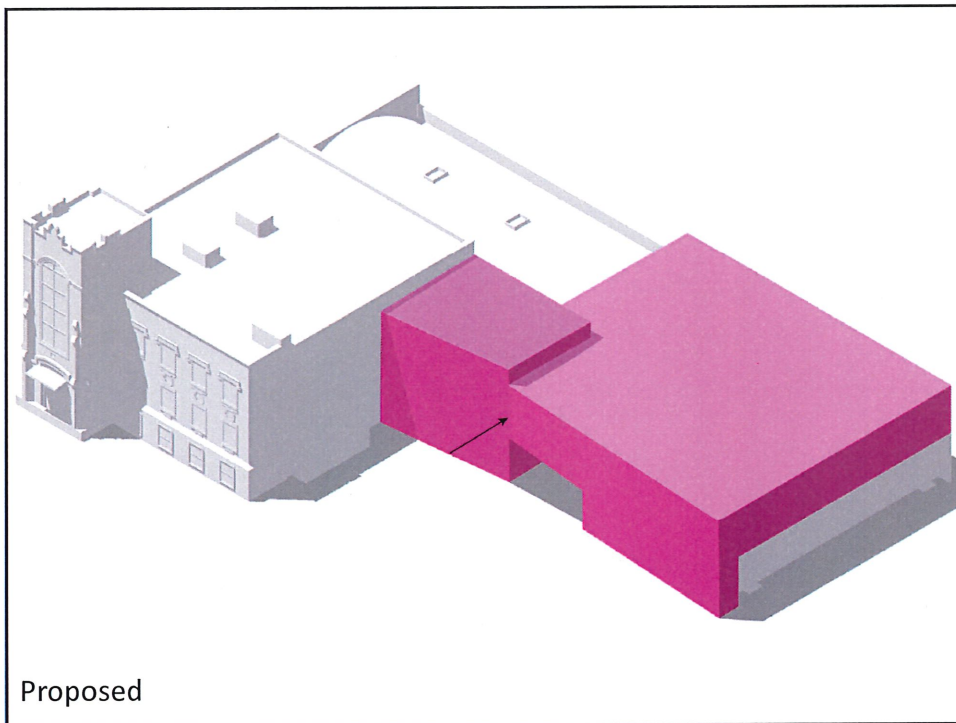
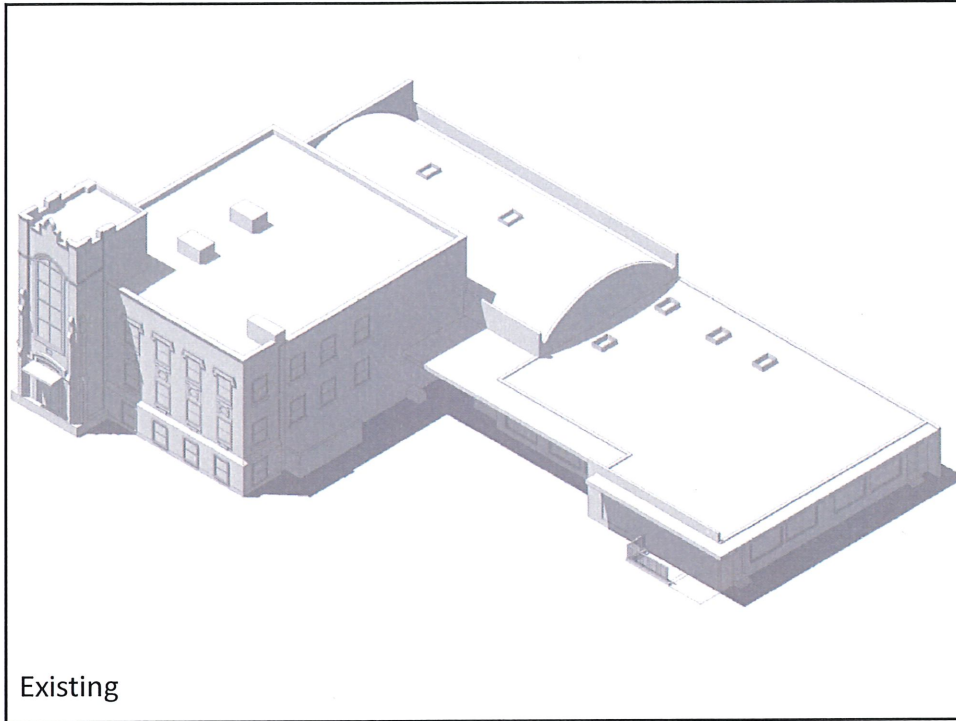


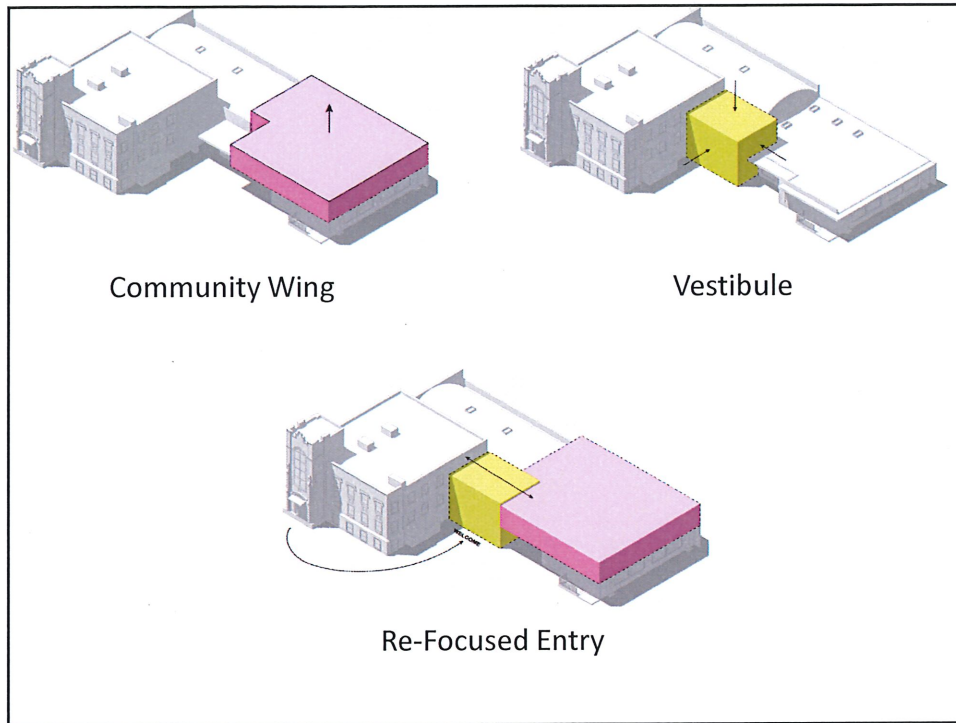
View from Lakeland Avenue

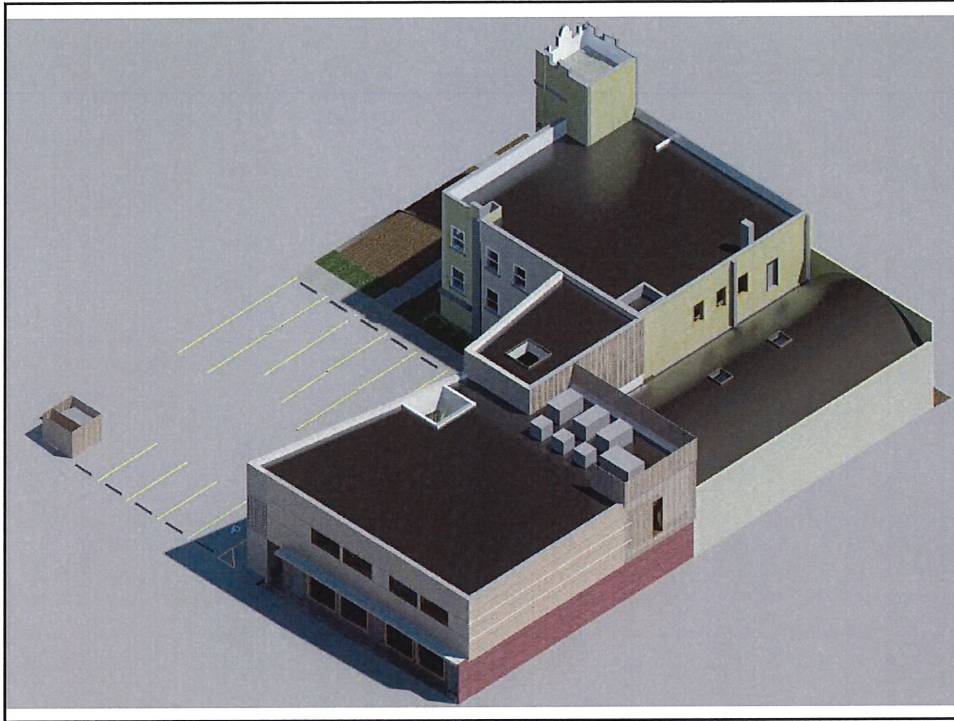
Existing



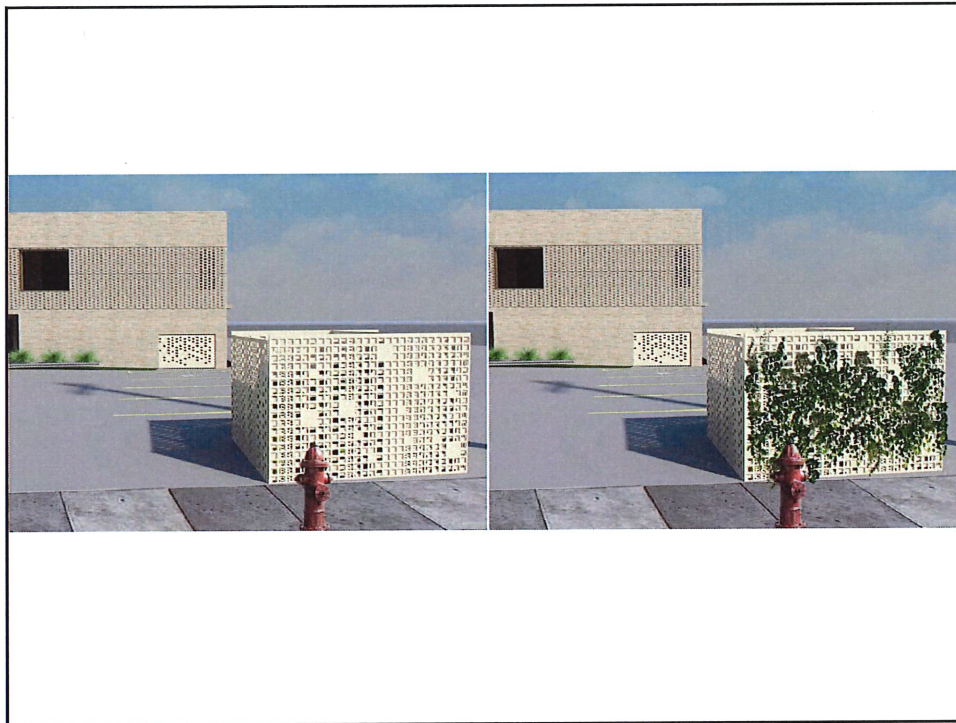
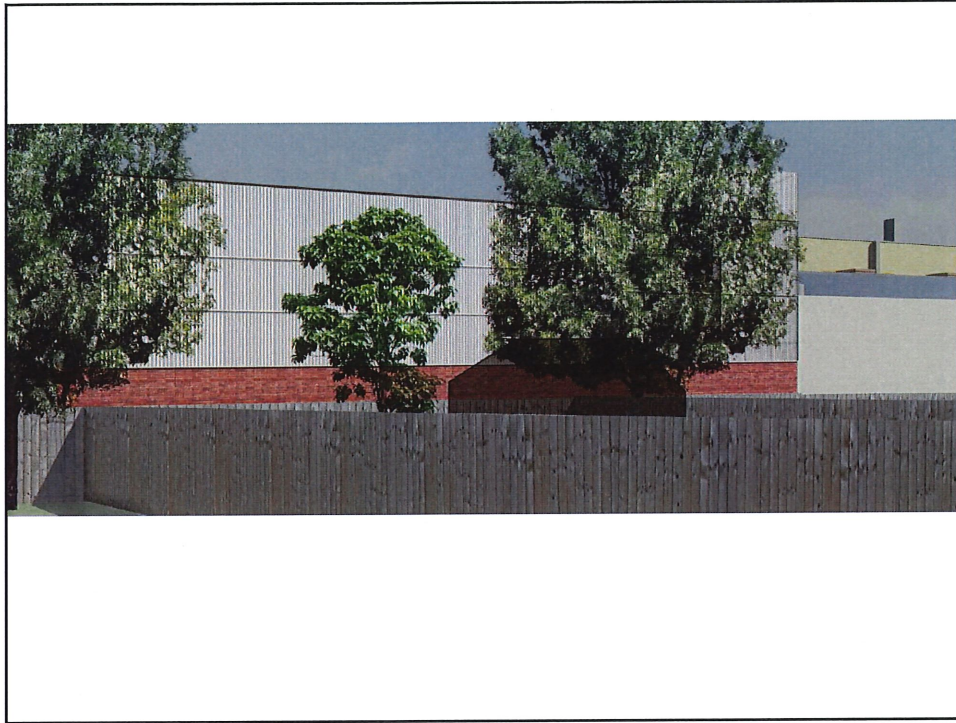


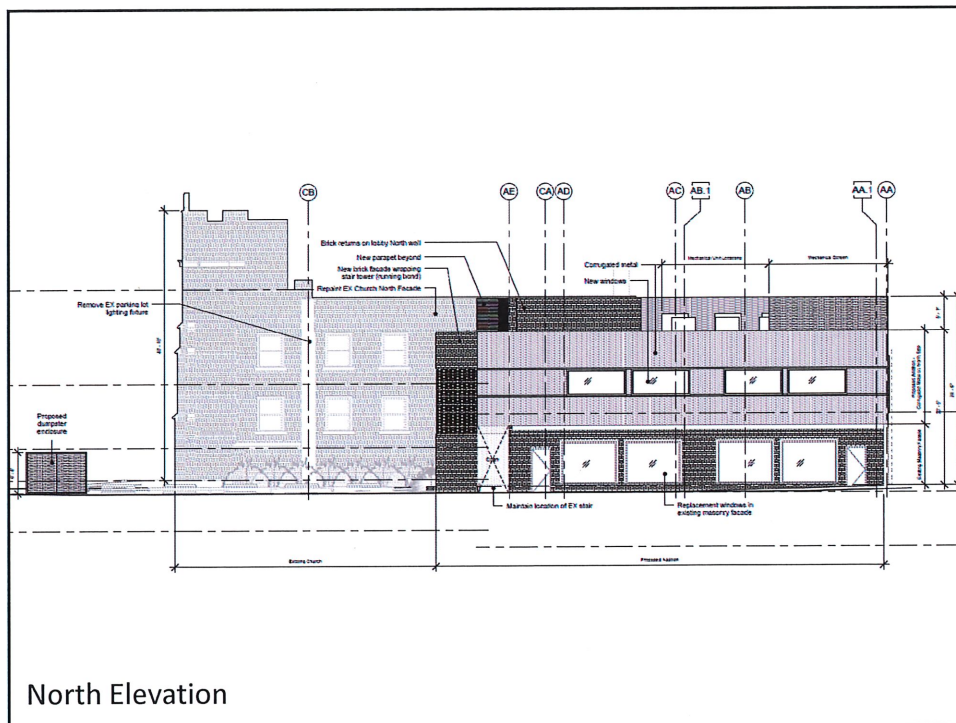
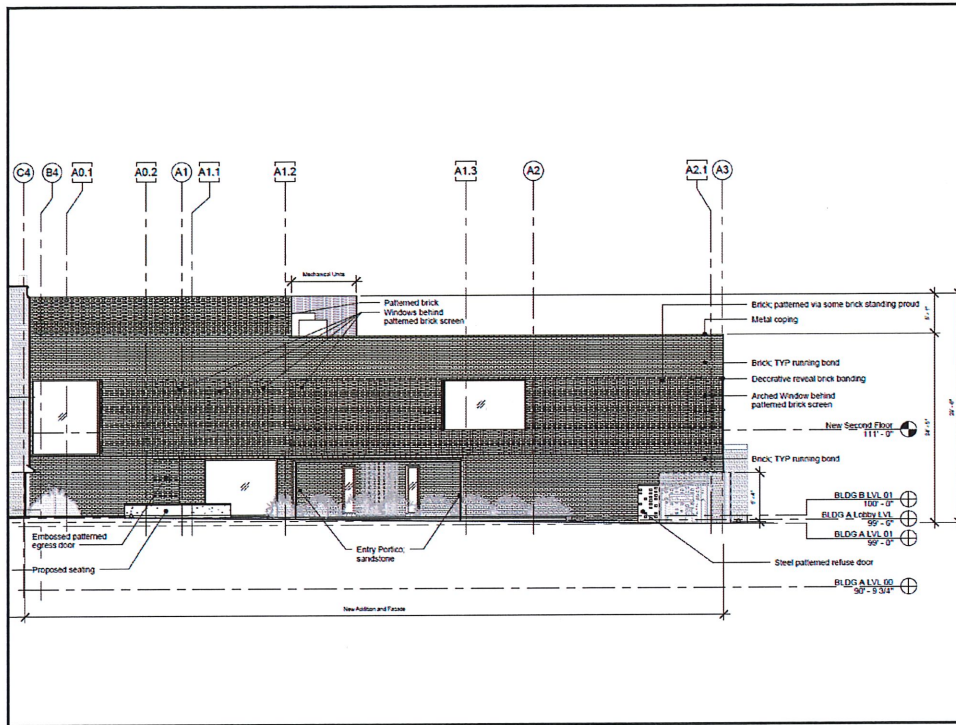




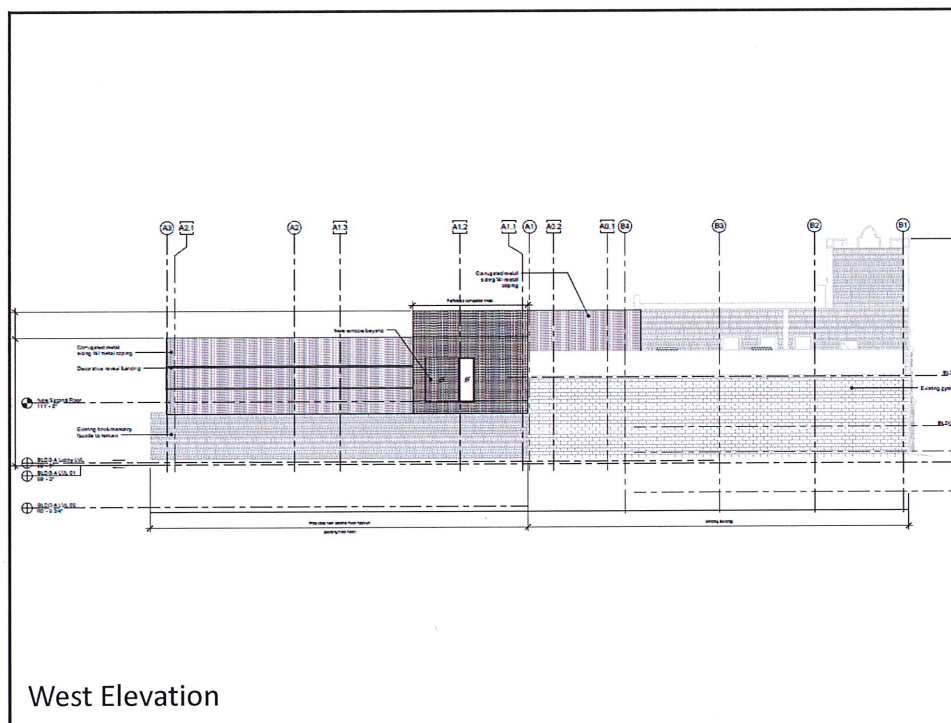
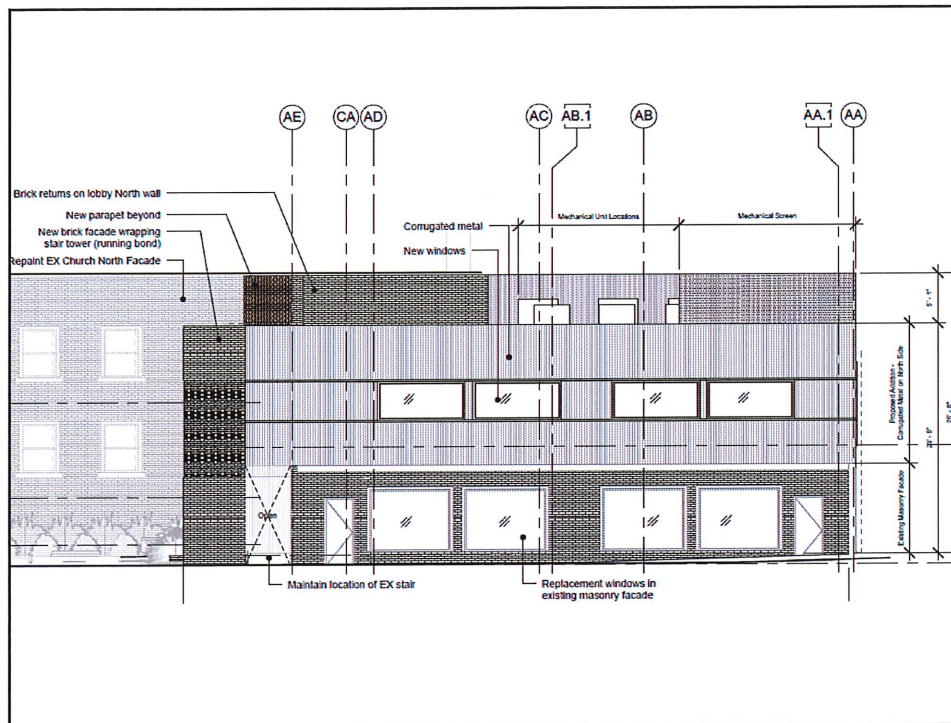




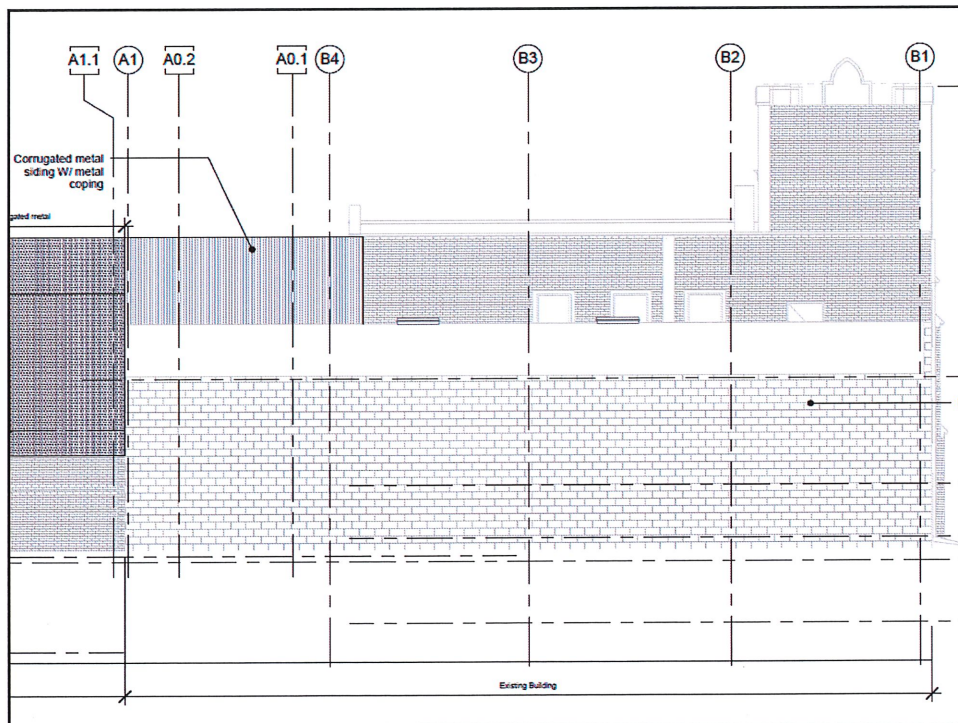
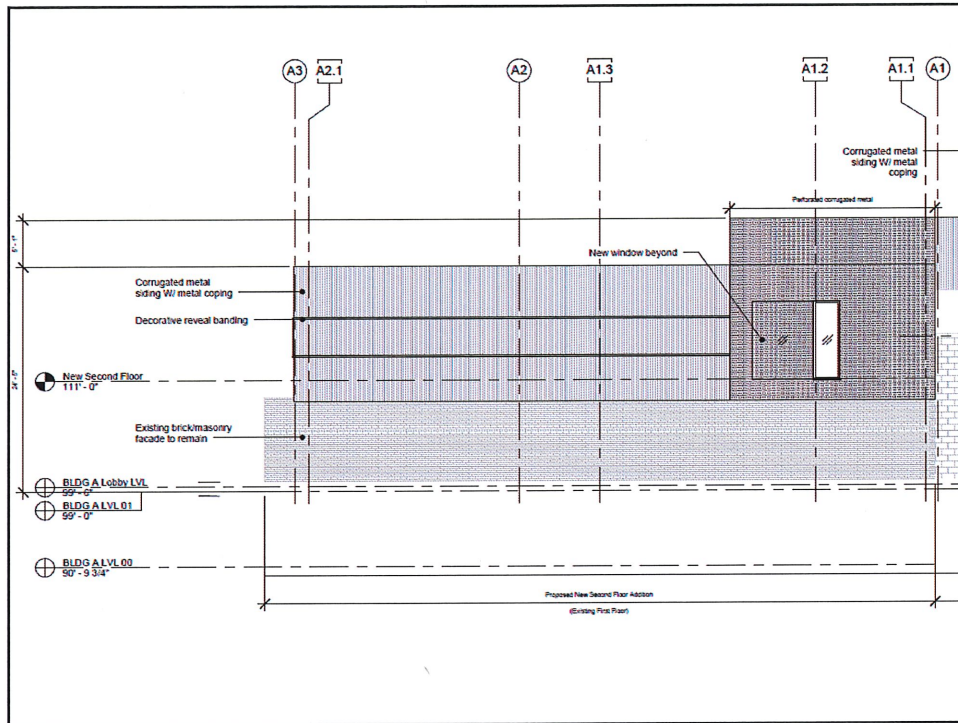


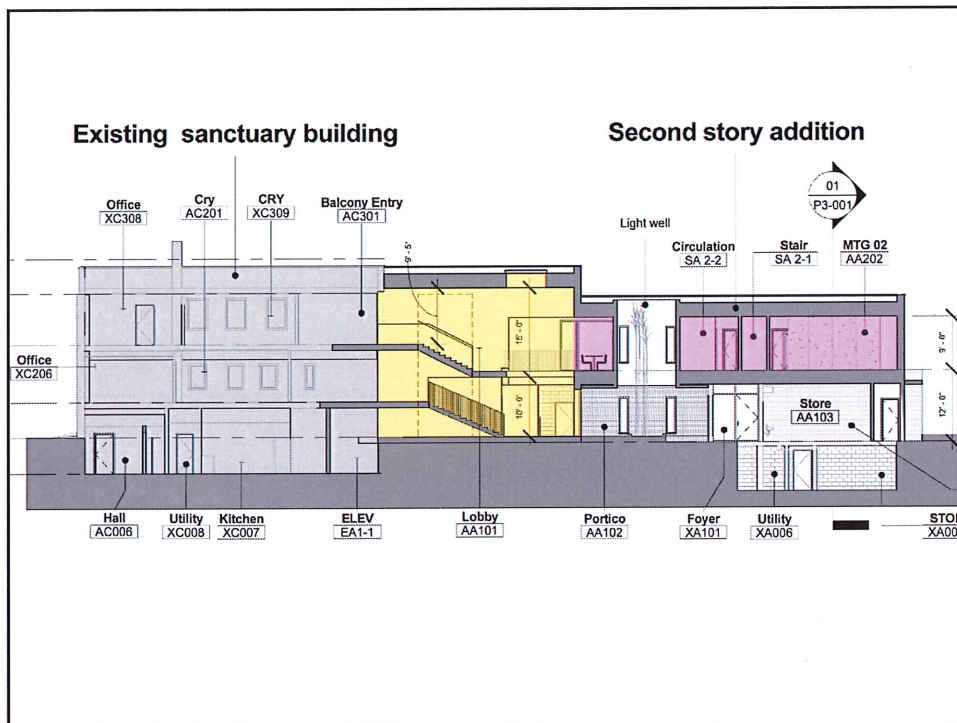
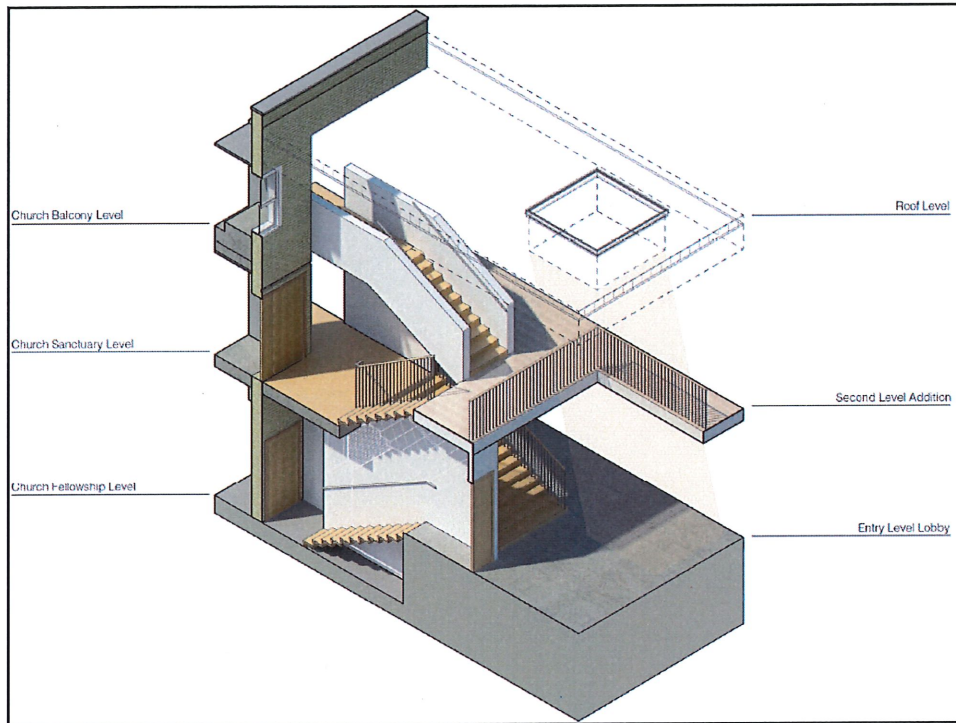


North Elevation



West Elevation







Exterior LED Ribbon Lighting



Exterior Pathway Lighting



River Cane Bamboo
Full Sun / Part Shade
0 - 20' tall
Native to US and cold tolerant

Planting Selections



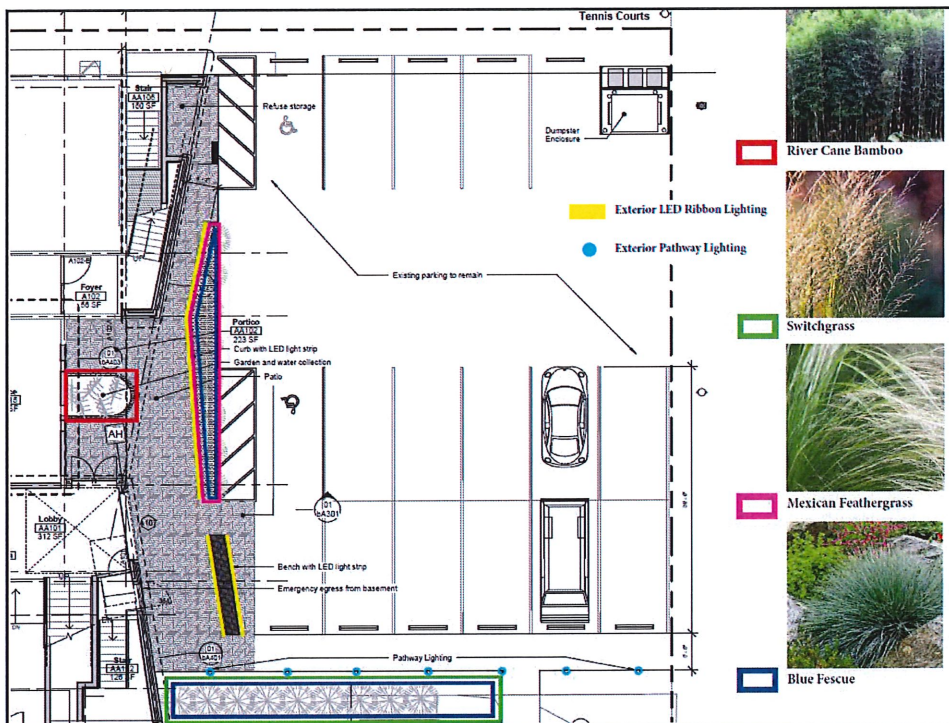
Blue Fescue
Full Sun / Part Shade
1'V" tall
Good infill plant



Mexican Feathergrass
Full Sun
6'6" - 3'0" tall
Low maintenance and a good infill plant

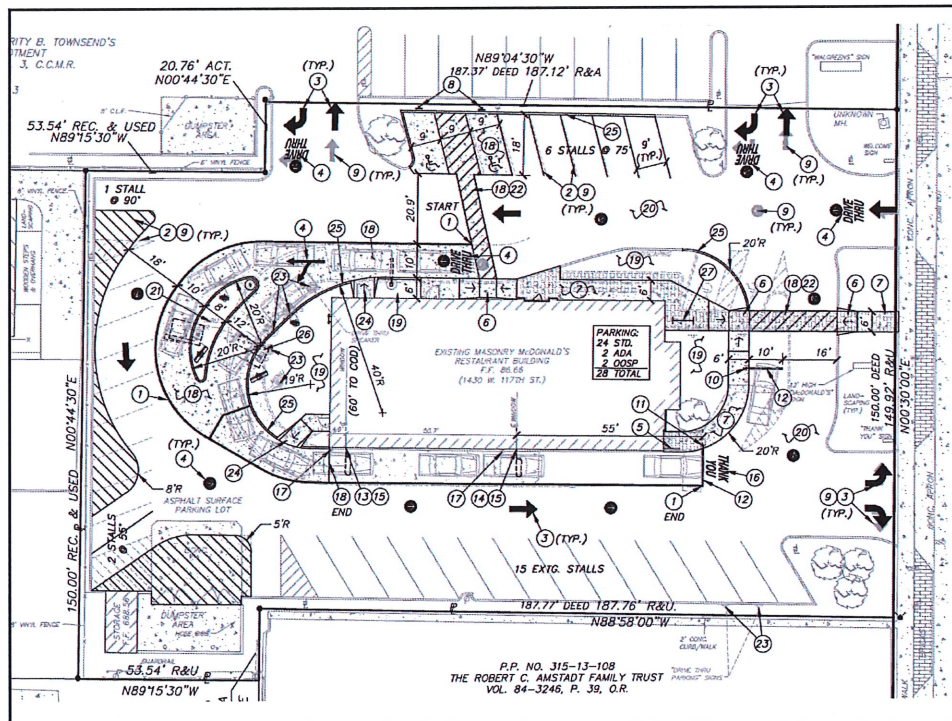


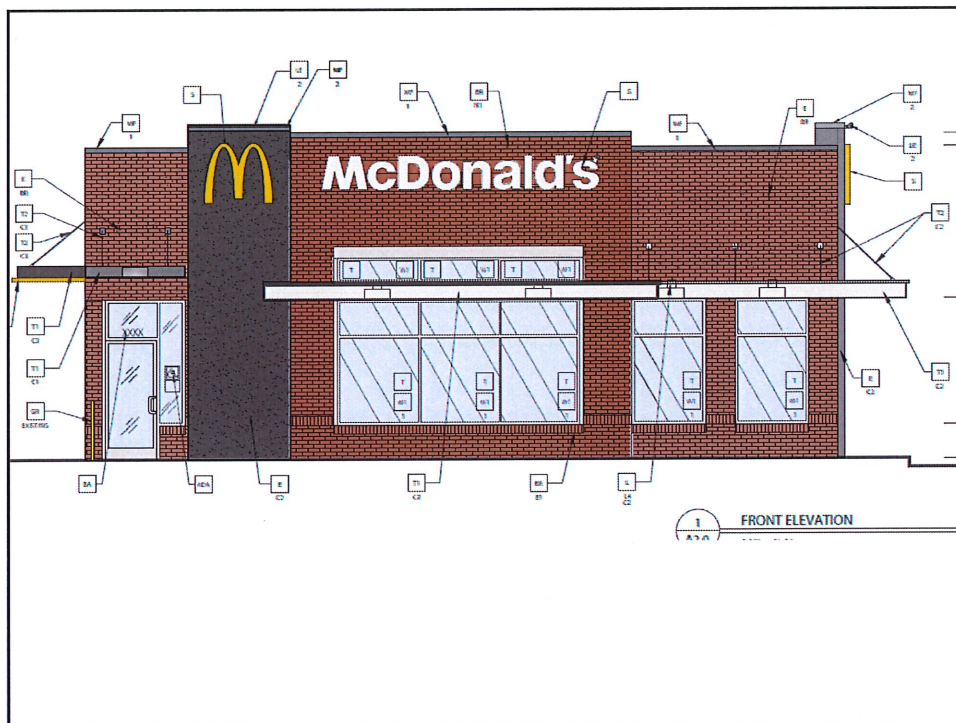
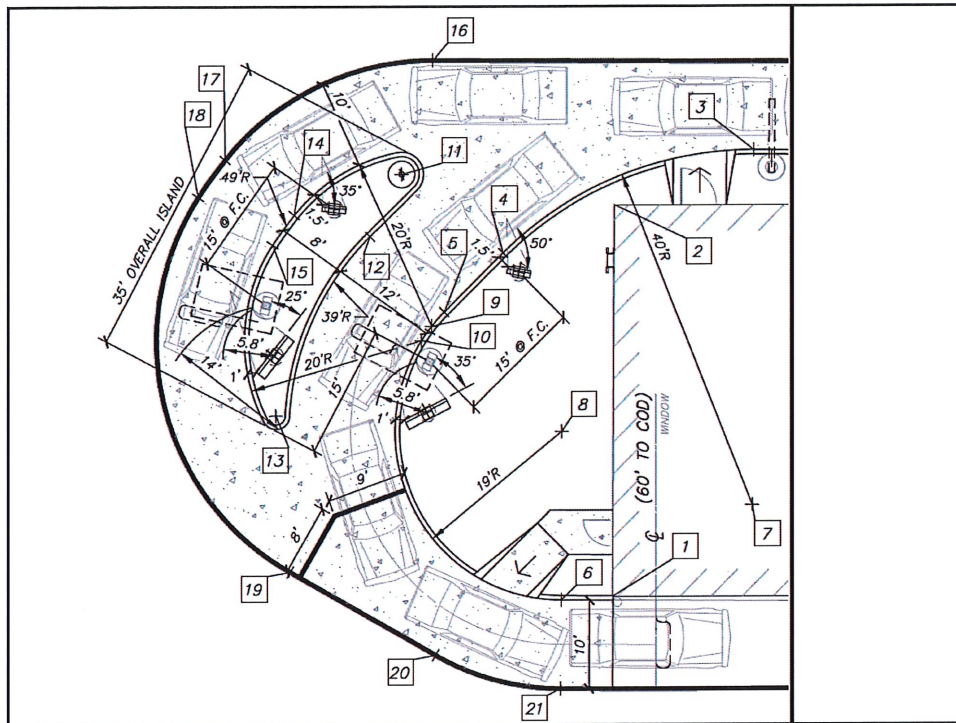
Switchgrass
Full Sun / Part Shade
0 - 5'0" tall
Good for wildlife and tolerates shade

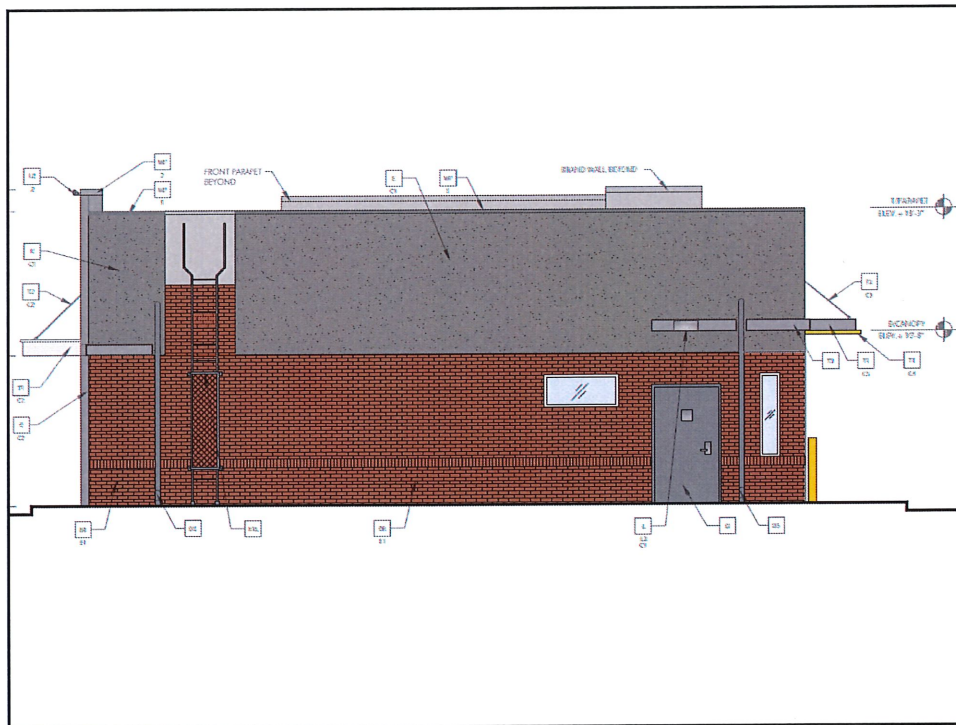
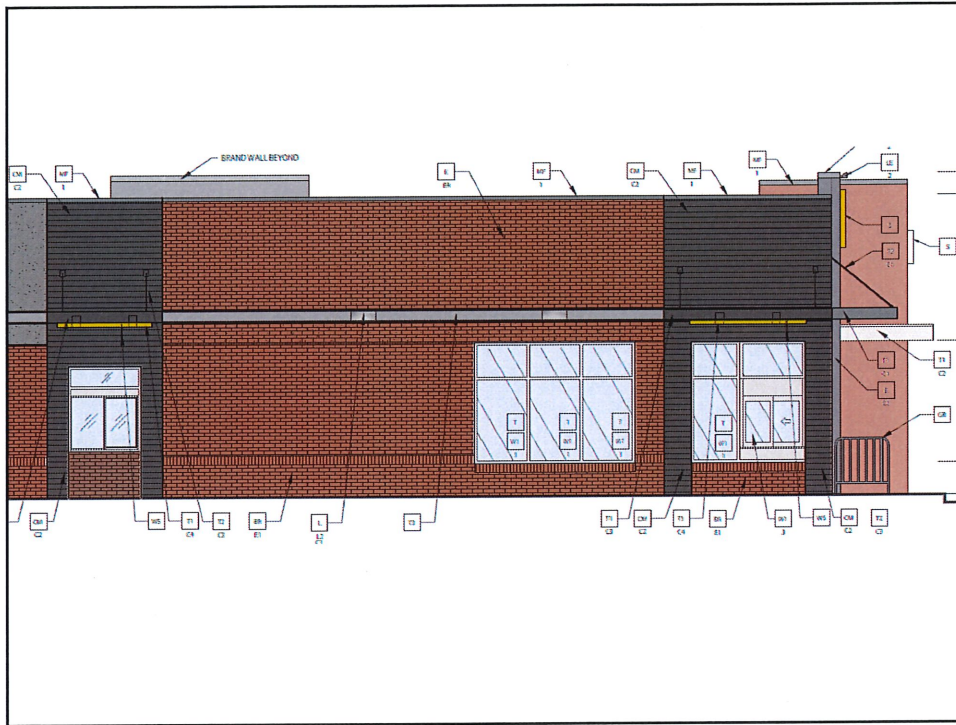




1430 West 117th Street McDonalds



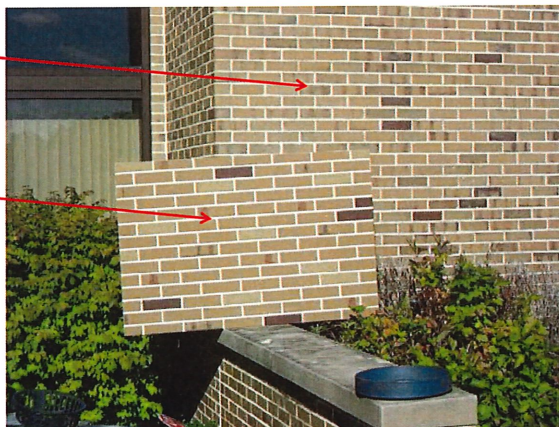


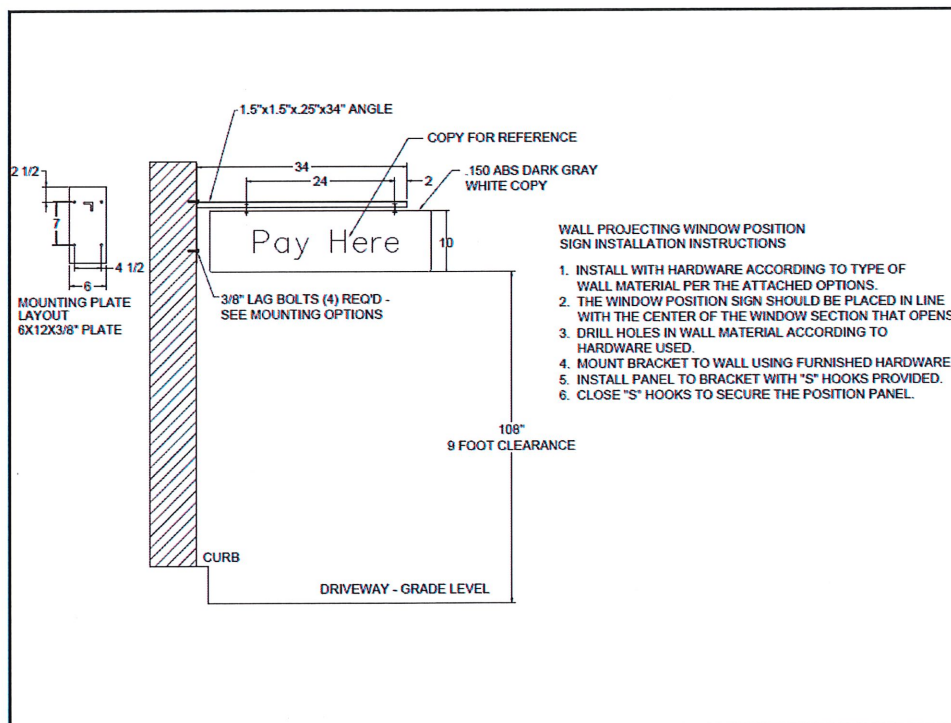
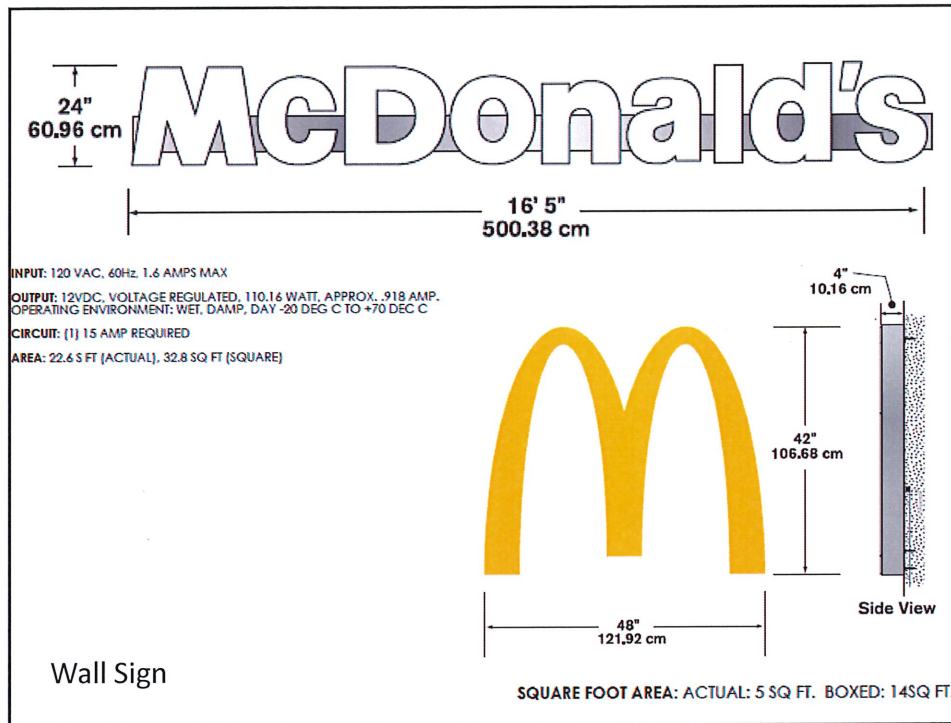


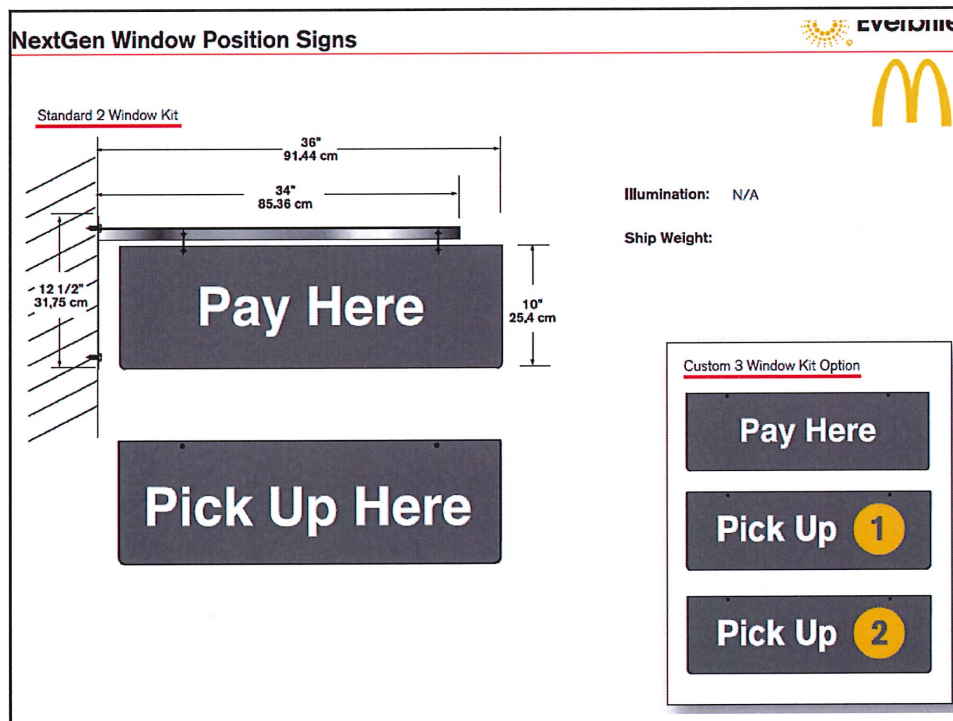
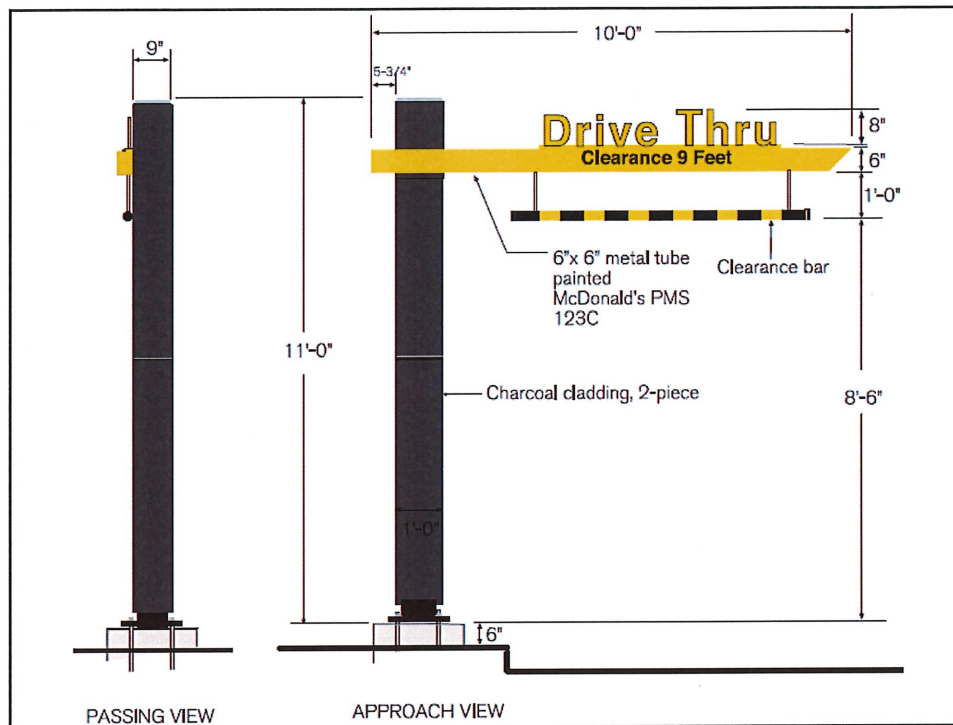


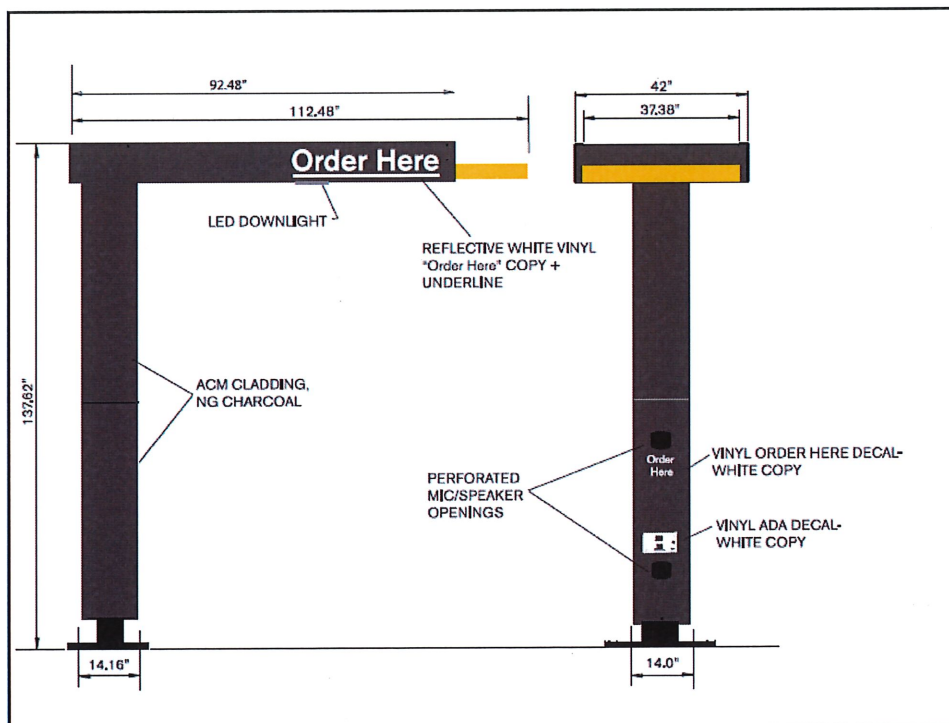
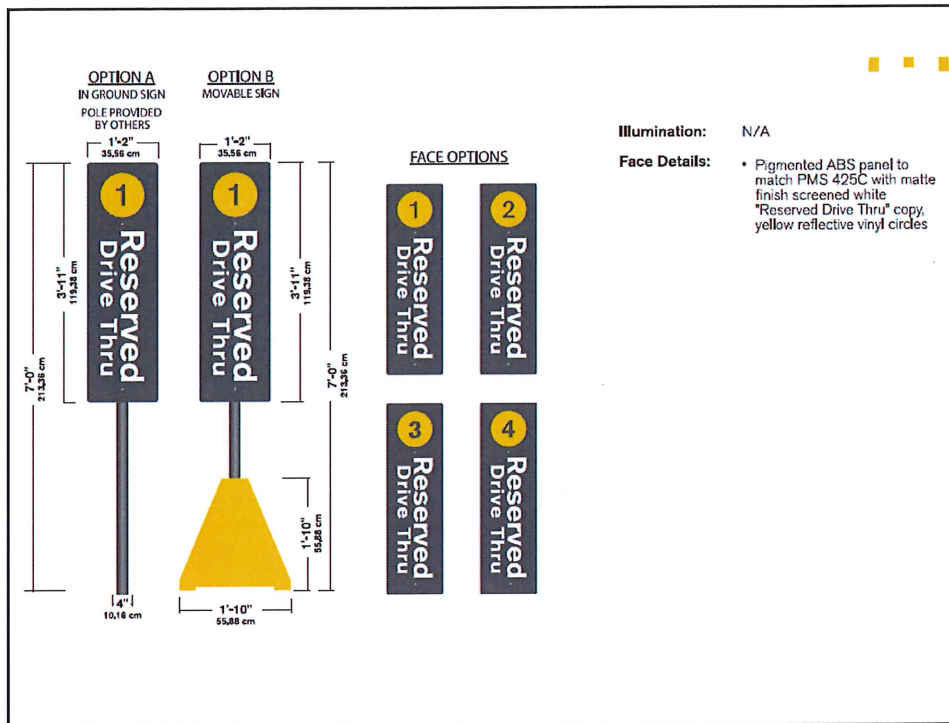
StoCreativ Brick Examples

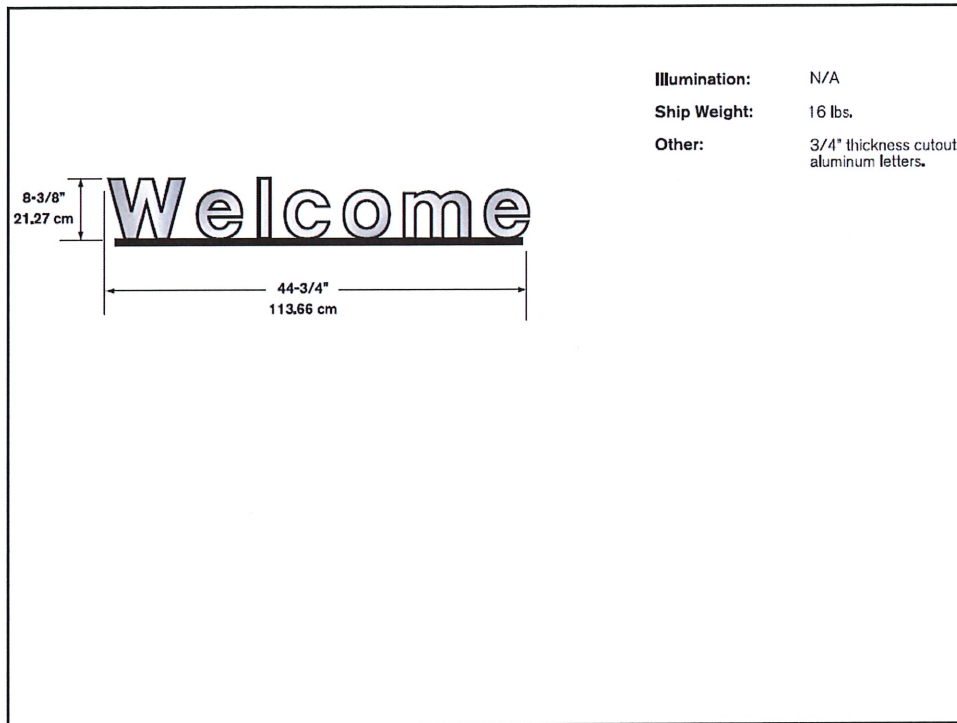
- Real brick
- StoCreativ Brick mock-up

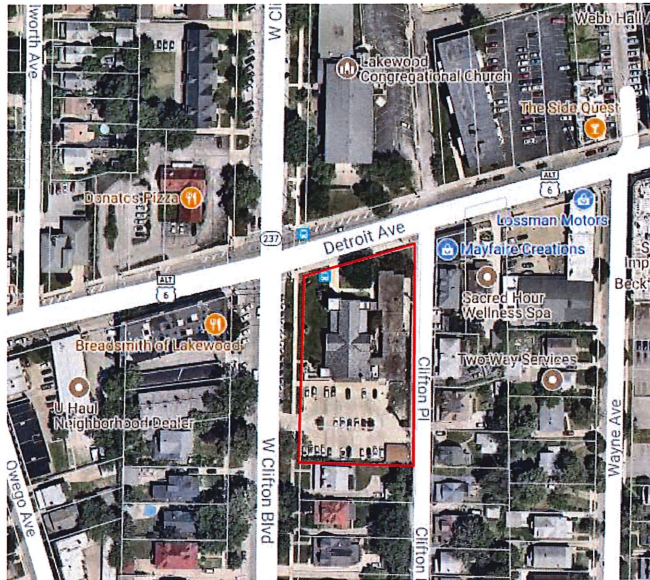








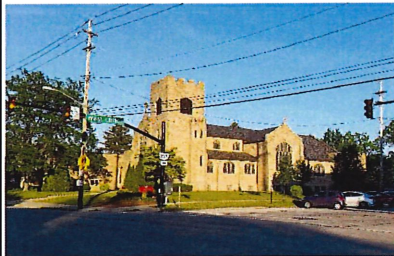




**18001 Detroit Avenue
St. Peter's Episcopal Church**



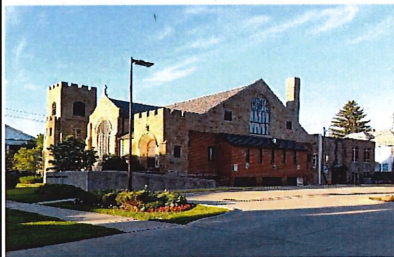
**18001 Detroit Avenue
St. Peter's Episcopal Church**



VIEW LOOKING SOUTHEAST FROM DETROIT AVE. AND WEST CLIFTON BLVD.



VIEW LOOKING SOUTHWEST FROM DETROIT AVENUE



VIEW LOOKING NORTHEAST FROM PARKING LOT



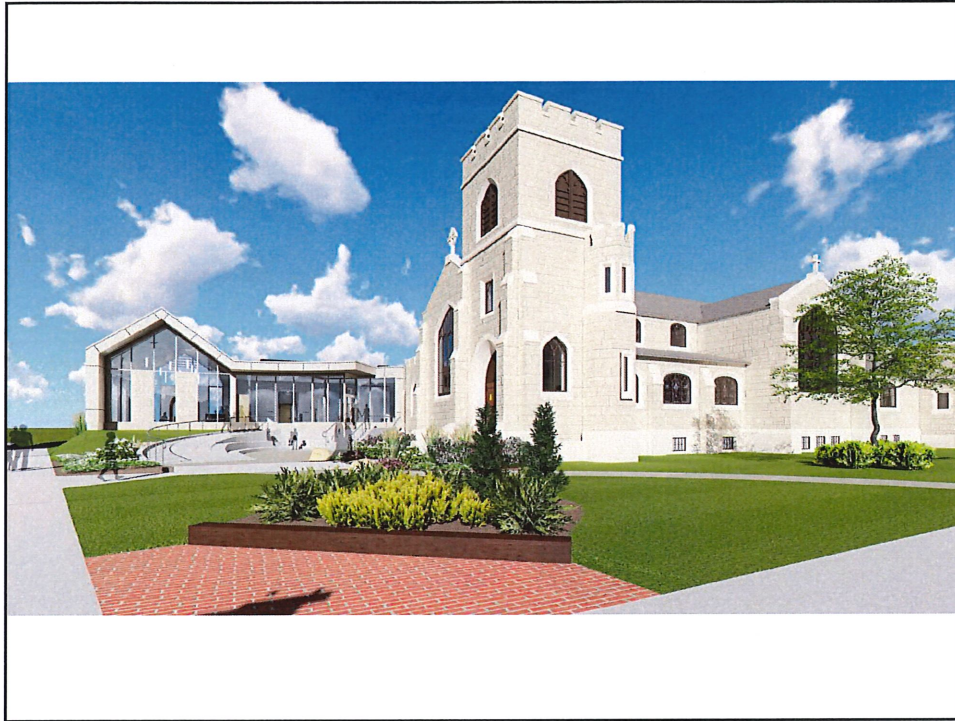
VIEW LOOKING NORTHWEST FROM CLIFTON PLACE ALLEY

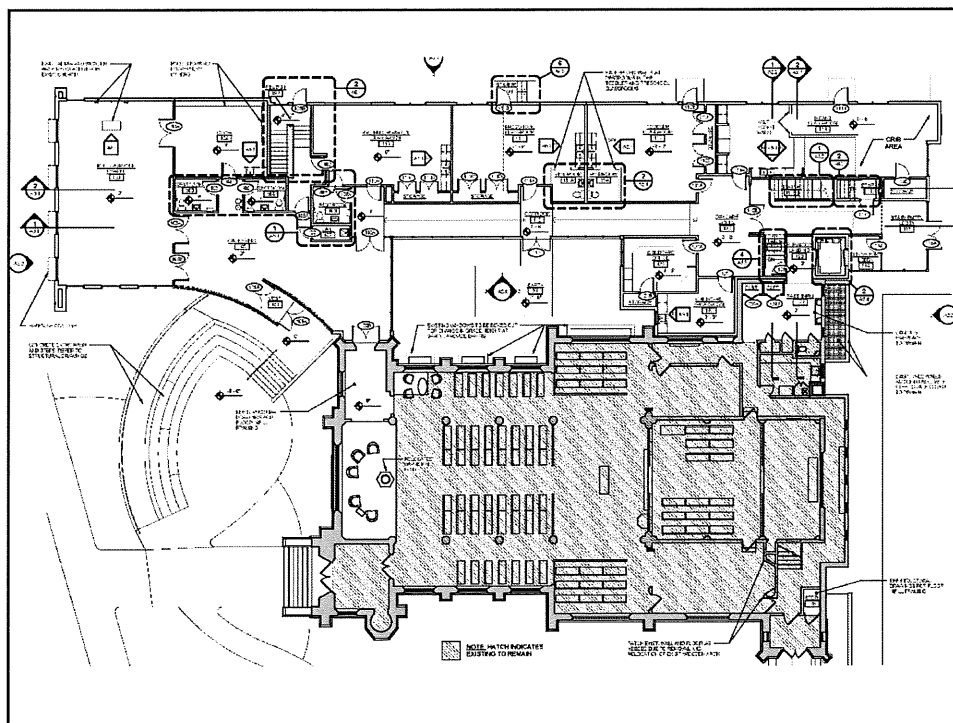
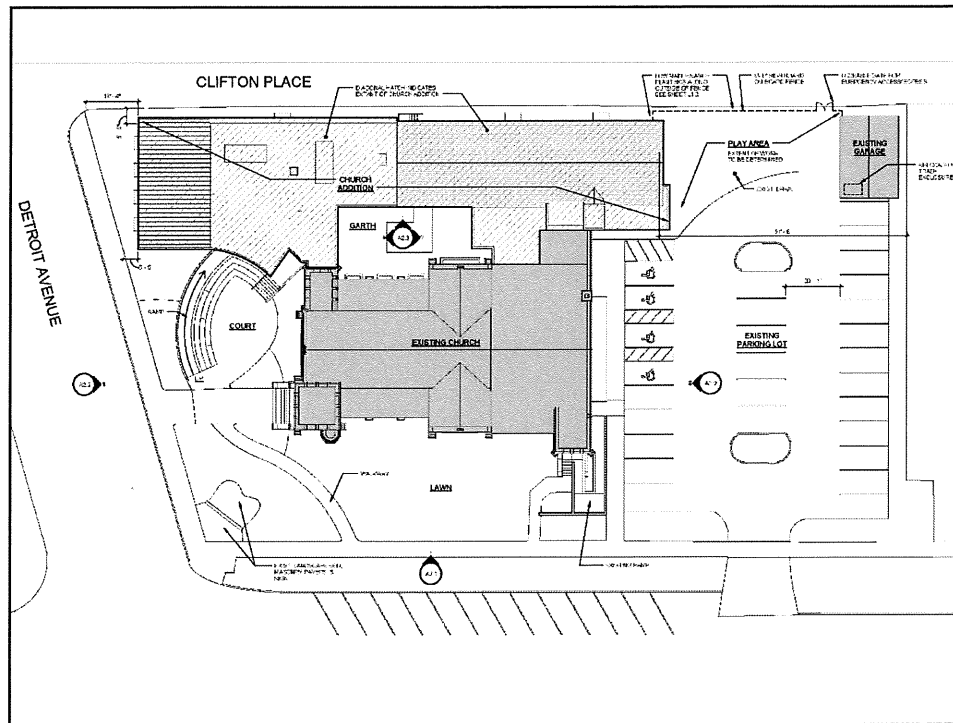






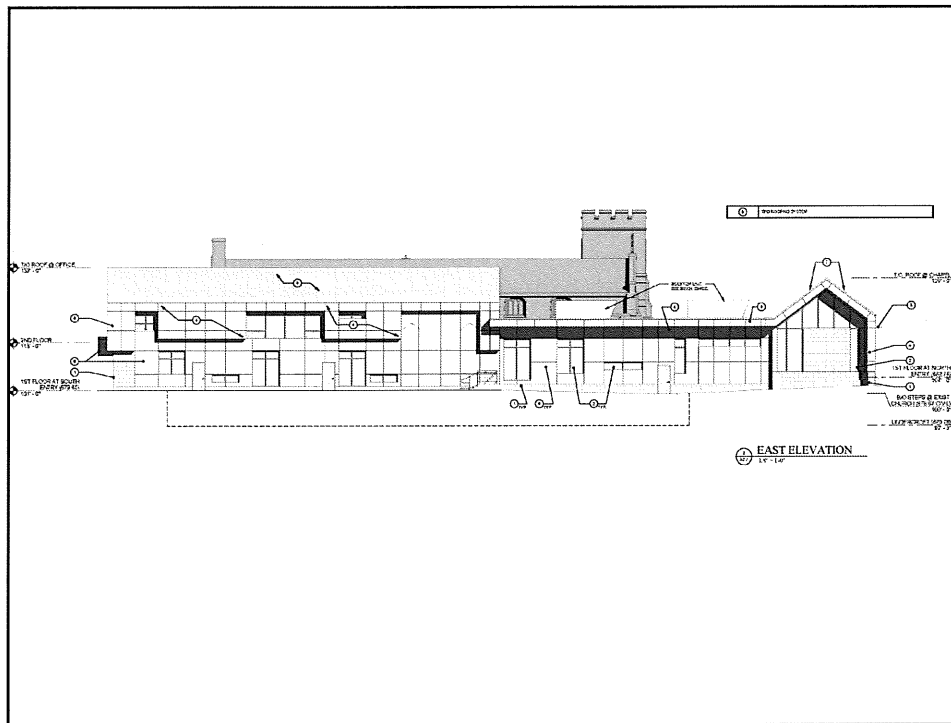


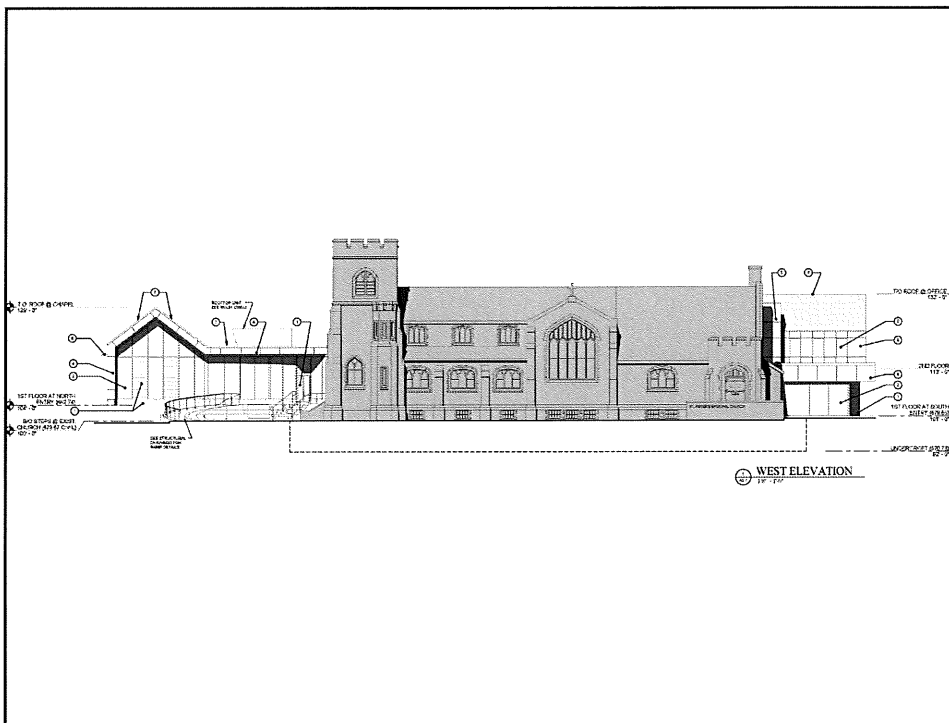
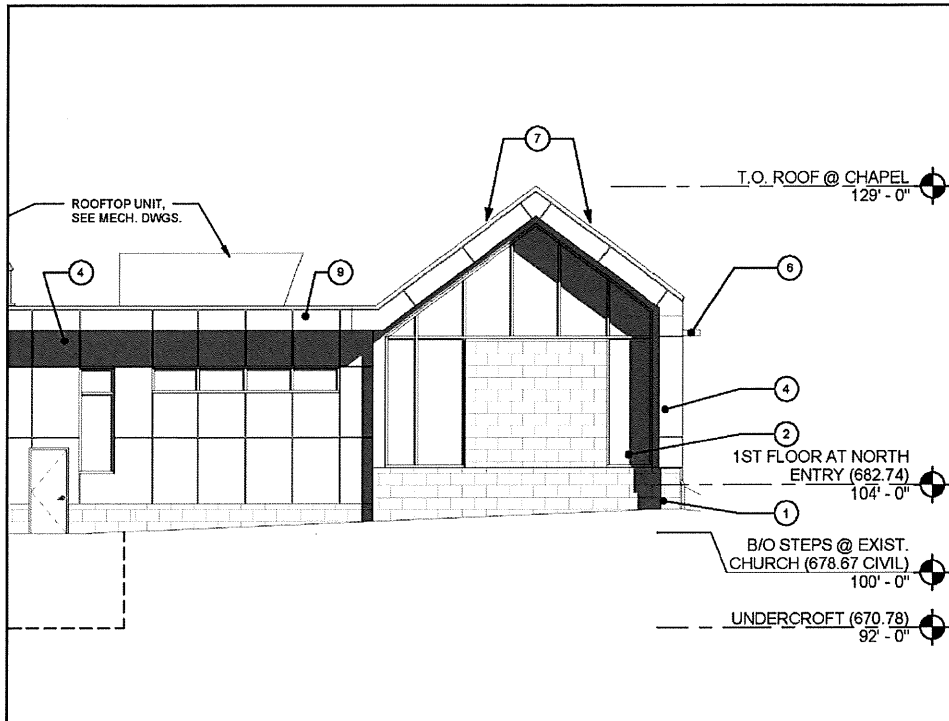


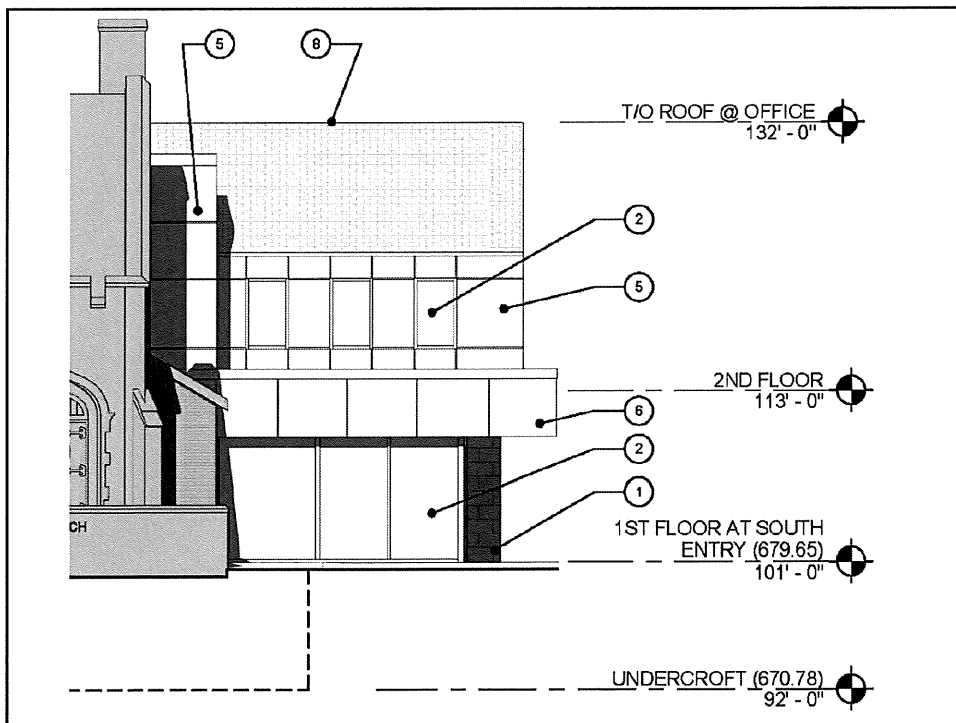
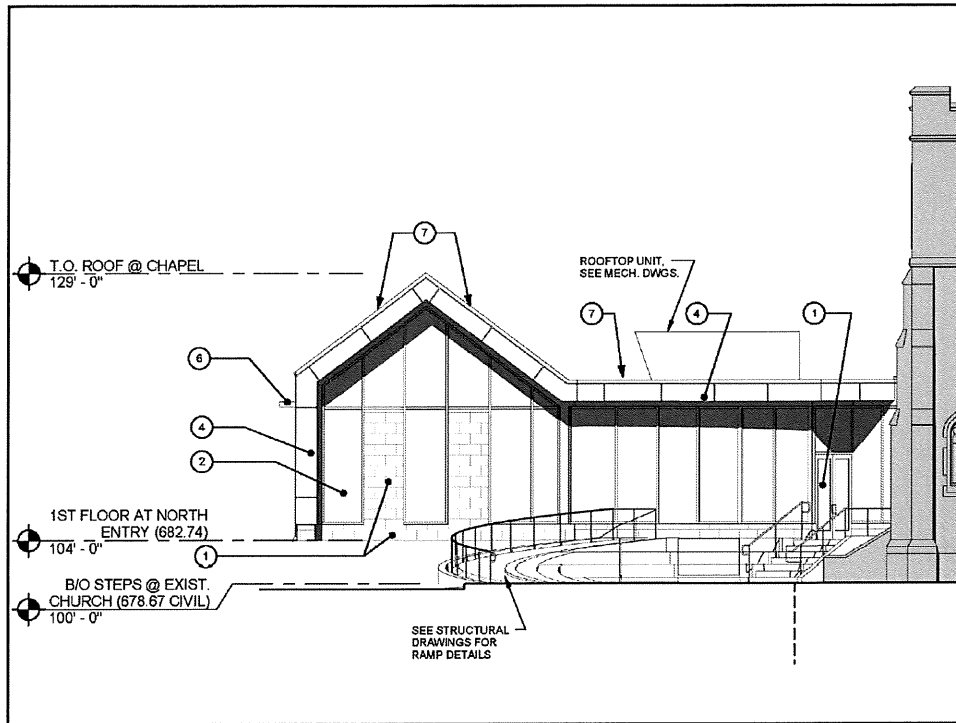


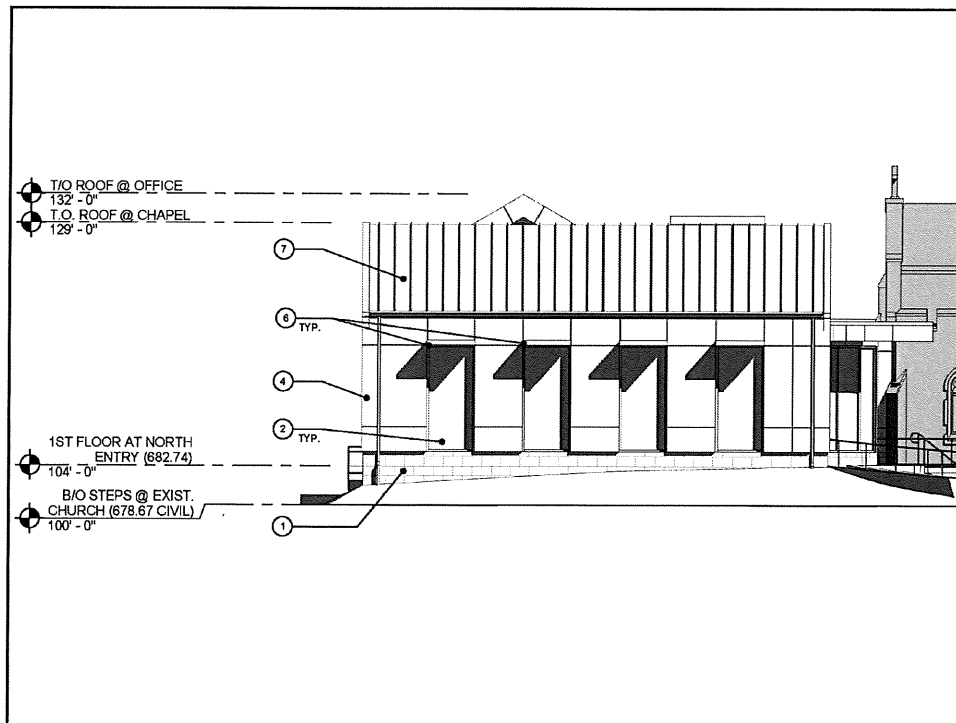
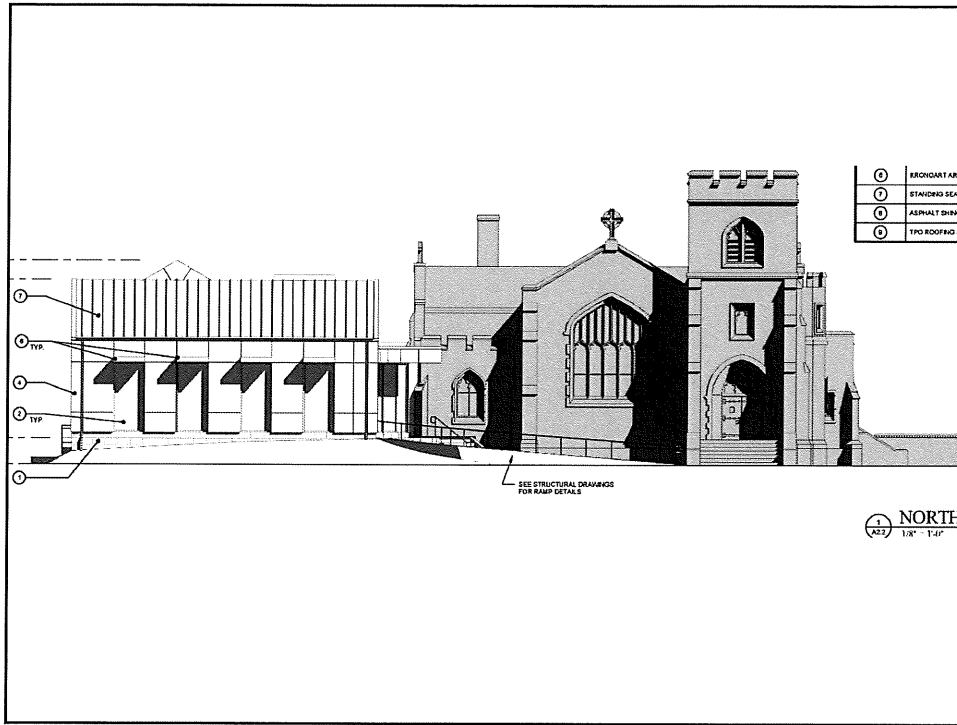
EXTERIOR MATERIALS SCHEDULE

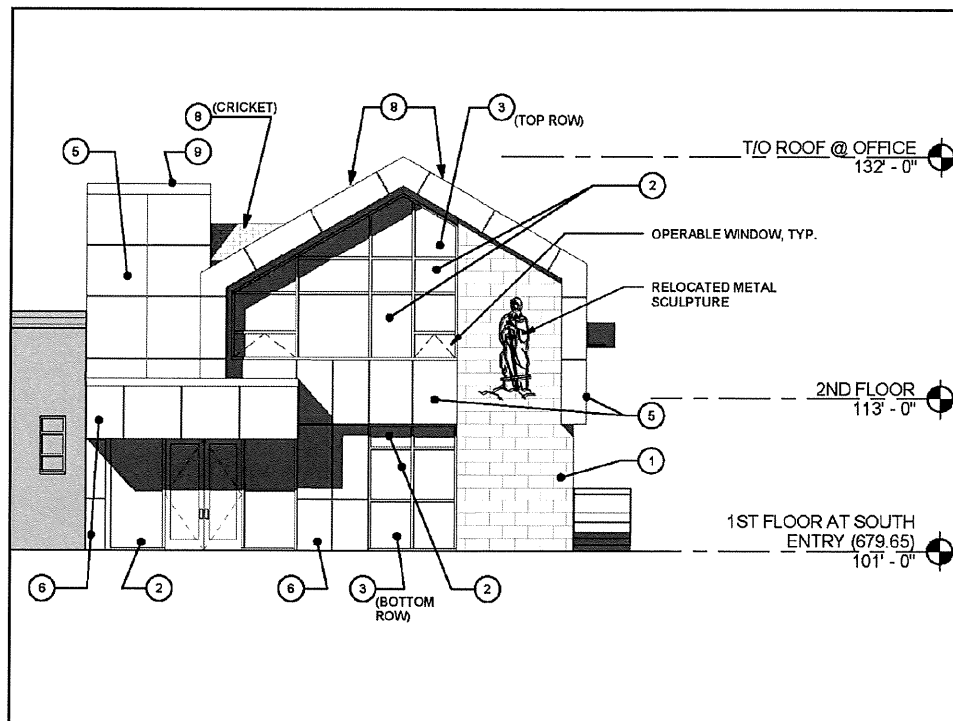
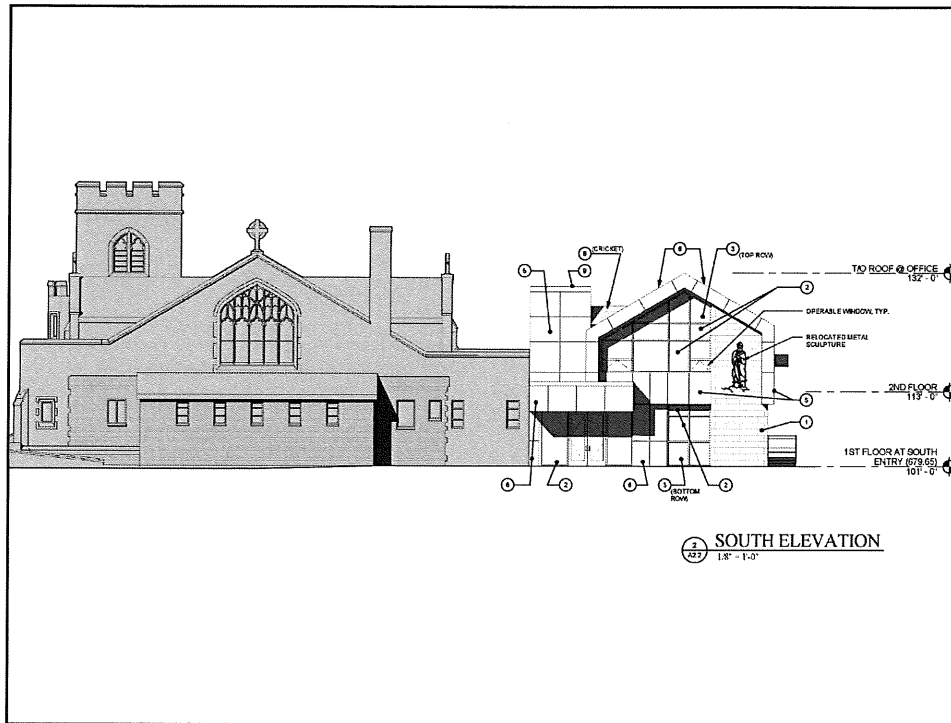
NO.	ITEM / MATERIAL
①	12 x 24 DECRO-FACE CMU WALL BASE
②	INSULATED STOREFRONT ENTRY SYSTEM WITH THERMALLY- BROKEN ALUMINUM FRAME& LOW E GLAZING
③	SPANDREL GLASS
④	KRONOART ARCHITECTURAL FACADE PANEL OR SIMILAR, COLOR A
⑤	KRONOART ARCHITECTURAL FACADE PANEL OR SIMILAR, COLOR B
⑥	KRONOART ARCHITECTURAL FACADE PANEL OR SIMILAR, COLOR C
⑦	STANDING SEAM METAL ROOF
⑧	ASPHALT SHINGLE ROOF
⑨	TPO ROOFING SYSTEM



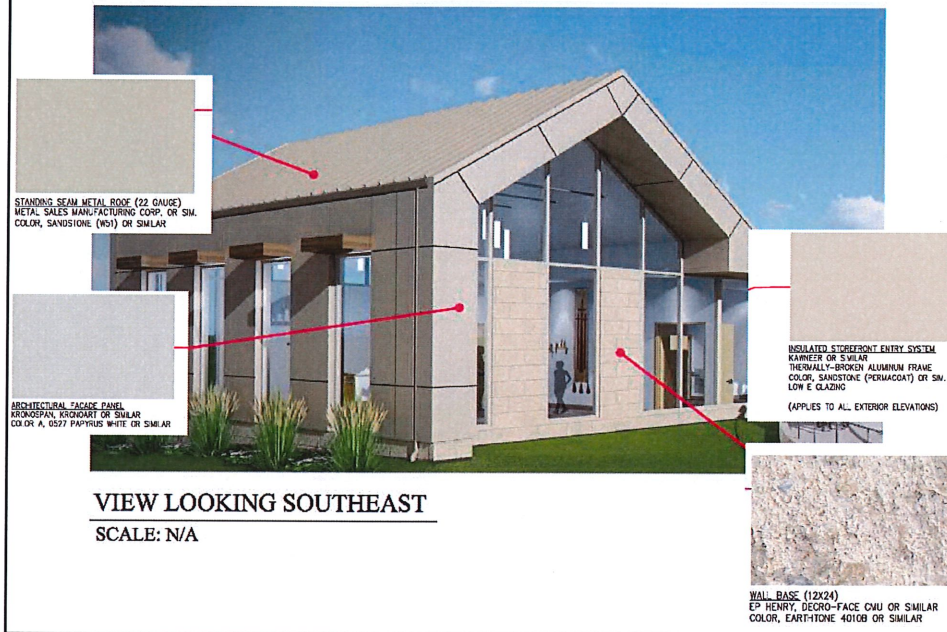




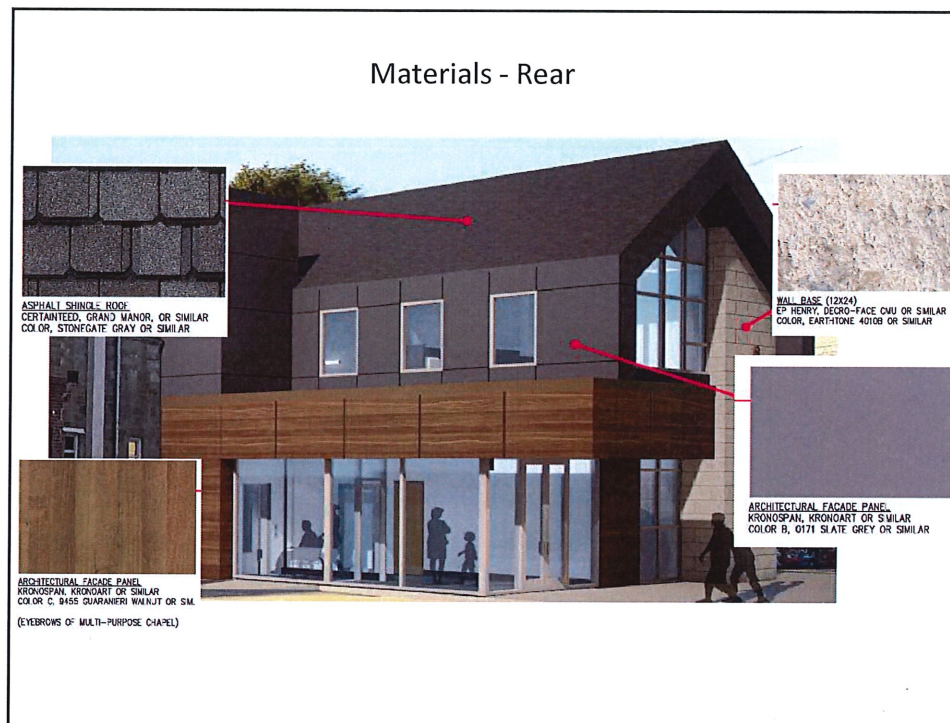




Materials - Chapel



Materials - Rear





**14100 Detroit Avenue
Giant Eagle**



**14100 Detroit Avenue
Giant Eagle**



**14100 Detroit Avenue
Giant Eagle**



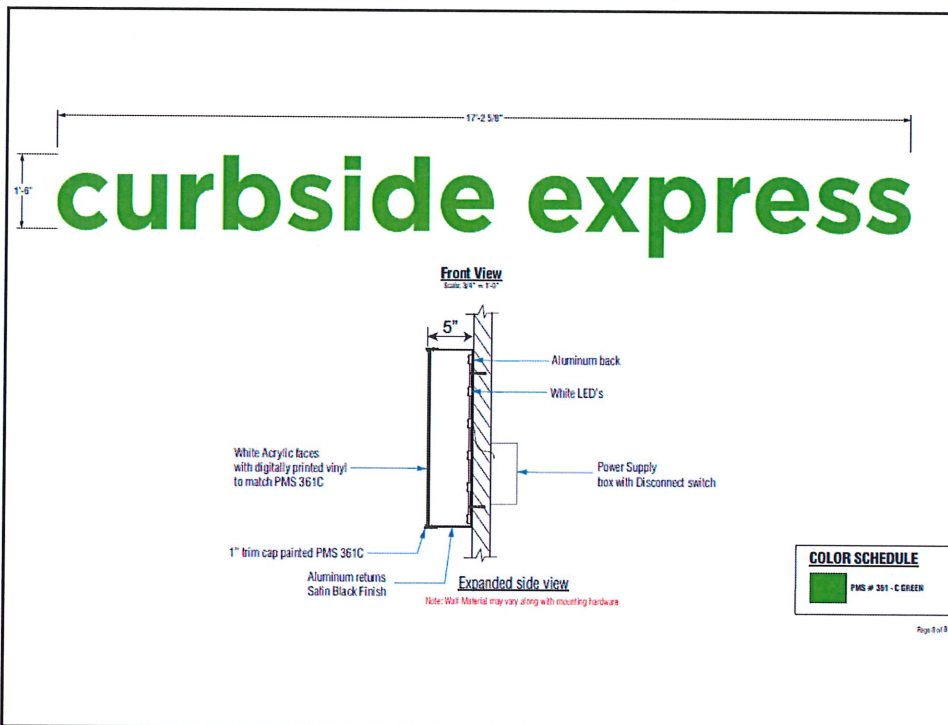
For Review: Signs 3 & 5



EXISTING CONDITIONS



PROPOSED VIEW





15105 Detroit Avenue
Prime + Process

3 sides

text line 1- 10" x 72"
line 2- 6" x 33"
7 sq.



3) 44" x 80" printed fabric panels for pylon sign



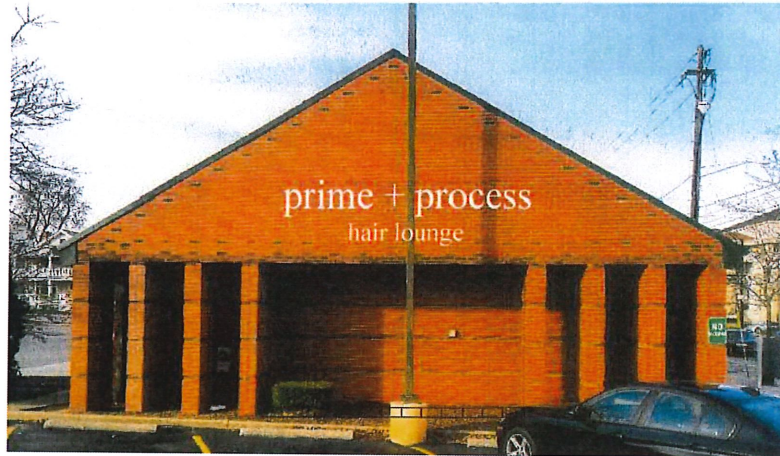
78 ft² permitted
59 ft² requested

1/2" thick pvc cut letters - white

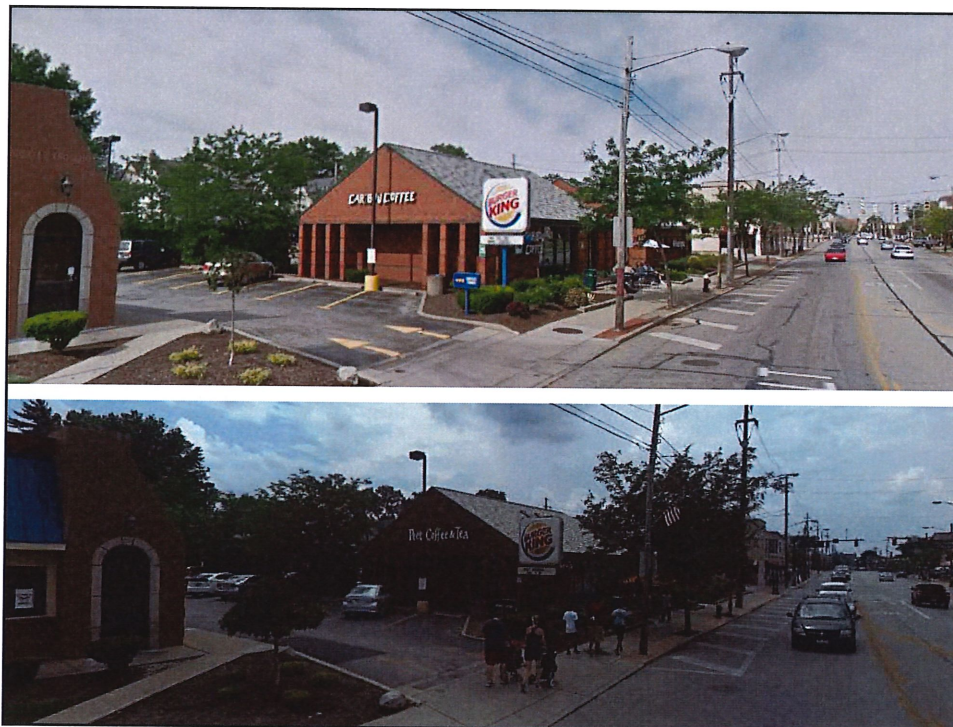
Line 1 text: 16" l/c 10.5" x 144"w

Line 2 text: 10.5" l/c 7" x 66.5"w

144' x 38"



East Elevation



text: 8.5 h x 27" w
on doors
1 north side
1 west side

prime + process | hair
gallery
community



West Elevation



North (Detroit) Elevation